

14360430 B: 11557 P: 7720 Total Pages: 3
03/20/2025 02:51 PM By: EMehanovic Fees: \$40.00
Rashele Hobbs, Recorder, Salt Lake County, Utah
Return To: MICHAEL R LOFGRAN
623 E FORT UNION BLVD STE 201 MIDVALE, UT 84047



WHEN RECORDED RETURN TO:
Michael R. Lofgran
HUNTSMAN | LOFGRAN | WALTON
A PROFESSIONAL LIMITED LIABILITY COMPANY
623 E Fort Union Blvd. Suite 201
Midvale, Utah 84047

NOTICE OF ATTORNEY'S LIEN

NOTICE IS HEREBY GIVEN, pursuant to Utah Code Annotated §38-2-7, that the law firm of Huntsman | Lofgran | Walton, PLLC, located at 623 East Fort Union Blvd., Suite 201, Midvale, UT 84047, authorized to practice law in the State of Utah, claims and holds an attorney's lien on the property located at 6953 S. Traveler Ln., West Jordan, UT 84081, on which Lacey Rae Maldonado is the co-owner.

Parcel number: 20-23-354-118-0000.

Legal description: UNIT B in Building 213, contained within PHASE 2, PLAT D, OQUIRRH HIGHLANDS CONDOMINIUMS, an expandable Utah condominium project, as the same is identified in the Condominium Plat recorded in Salt Lake County, Utah as Entry No. 8973882 in Book 2004P at Page 33 of the official records of the County Recorder of Salt Lake County, Utah (as said Condominium Plat may have heretofore been amended or supplemented) and in the Declaration of Condominium of OQUIRRH HIGHLANDS CONDOMINIUMS, an expandable Utah condominium project recorded in Salt Lake County, Utah as Entry No. 8973883 in Book 8943 at Page 5656 of the official records of the County Recorder of Salt Lake County, Utah (as said Declaration may have heretofore been supplemented), together with an undivided percentage of ownership interest in the common areas and facilities.

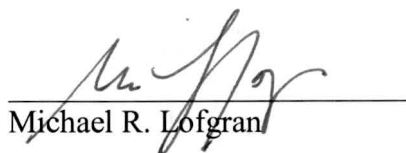
Subject to Easements, Covenants, Restrictions, Rights, Rights of Way, and Reservations appearing of record and general and special taxes for the year 2025 and each year thereafter.

Legal work was performed by employees of Huntsman | Lofgran | Walton, PLLC, including but not limited to Michael R. Lofgran who verifies by signing this Notice that the subject real property co-owned by Lacey Rae Maldonado is the subject of work performed by Huntsman | Lofgran | Walton, PLLC, or is connected with work performed by Huntsman | Lofgran | Walton, PLLC, for Lacey Rae Maldonado and that Huntsman | Lofgran | Walton, PLLC; that written demand for payment of the amounts owed Huntsman | Lofgran | Walton, PLLC, for the work done for Lacey Rae Maldonado was made on January 29, 2024; and that Lacey Rae Maldonado has failed to render full payment within thirty (30) days after the day on which Huntsman | Lofgran | Walton, PLLC, has made demand.

The date on which Huntsman | Lofgran | Walton, PLLC, first provided services to Lacey Rae Maldonado was December 2, 2022. The amount of attorney's fees and costs owed Huntsman | Lofgran | Walton, PLLC, as of December 31, 2023 is not less than \$4,318.40, plus interest thereon at three quarters (1.5%) percent per month, which constitutes an annual interest rate of eighteen percent (18%), pursuant to Lacey Rae Maldonado's Retainer Agreement; and subject to attorney's fees, collection costs and court filing costs.

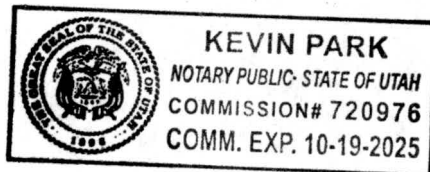
PLEASE TAKE NOTICE: An attorney's lien on real property has its priority the date and time when a notice of lien is filed with the county recorder of the county in which real property that is subject to a lien under this section is located.

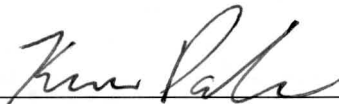
DATED this 19th day of March, 2025.


Michael R. Lofgran

Attorney at Law

SUBSCRIBED AND SWORN TO before me this 19th day of March, 2025.




Kevin Park
Notary Public
Residing in the State of Utah

CERTIFICATE OF SERVICE

I hereby certify that on the 19th day of March, 2025, I caused a true and correct copy of the foregoing document to be [] sent via facsimile, [x] sent via certified class mail, [] hand-delivered, [] electronically delivered, to the following:

Lacey Rae Maldonado
6953 S. Traveler Ln.
West Jordan, UT 84081

Mary Deborah Don
6953 S. Traveler Ln.
West Jordan, UT 84081

/s/ Kevin Park