

WHEN RECORDED RETURN TO:

14393468 B: 11576 P: 5711 Total Pages: 2  
06/05/2025 09:46 AM By: mpalmer Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SMITH KNOWLES PC  
2225 WASHINGTON BLVD., STE. 20OGDEN, UT 84401

BURT WILLIE  
**SMITH KNOWLES, PLLC**  
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Ogden, UT 84401  
Telephone: (801) 476-0303  
Email: [bwillie@smithknowles.com](mailto:bwillie@smithknowles.com)  
Date Lien Recorded: June 5, 2025  
Certified Mail No.: 9214 8901 9403 8317 8525 23; 9214 8901 9403 8317 8526 08

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## HOMEOWNER ASSOCIATION CLAIM OF LIEN

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### NOTICE IS HEREBY GIVEN THAT:

The undersigned, on behalf of Lien Claimant, hereby claims a lien upon the below-described property and improvements thereon owned and reputed to be owned by James Moses, and located in Salt Lake County, Utah, more particularly described as follows:

UNIT 103, THE COTTAGES ON 78TH AMENDED SUBDIVISION, AMENDING AND EXTENDING THE COTTAGES ON 78TH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

TAX ID NO. 22-31-203-186-0000

Also known as: 397 E Tractor Dr #103, Midvale, Utah 84070 ("Property")

Lien Claimant: The Cottages on 78th Community Association ("Association"), c/o TREO Community Management, Inc., 1750 West 11400 South, Suite 120, So. Jordan, UT 84095

Record or Reputed Owner: James Moses

Assessments, Common Expenses, Charges and Fees as of June 5, 2025 total **\$2,179.15**.

This amount together with accruing interest, late fees, continuing assessments and charges, attorney fees, and other costs incurred in collection of the amount due and owing shall remain a continuing lien against the Property, as set forth in the Association's governing documents.

In accordance with state statute, a copy of this Homeowner Association Claim of Lien will be sent to the Owners. To the extent that the Owners have discharged their personal liability for all, or a portion of, the lien through bankruptcy proceedings, this notice reflects a debt against the Property and is not an attempt to collect a debt from the Owners personally for the amount of such debt that has been discharged.

**DATED** this 5<sup>th</sup> day of June 2025.

SMITH|KNOWLES, PLLC  
By:

Burt L. Willie

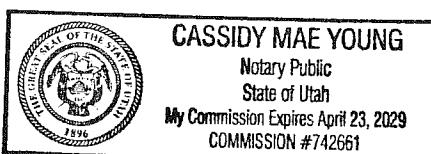
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**BURT R. WILLIE**  
Attorney for Association

**STATE OF UTAH )  
COUNTY OF WEBER )**

**BURT R. WILLIE**, being first duly sworn, appeared and acknowledged that he is the attorney for the Lien Claimant, and has knowledge of the facts set forth in the foregoing Release of Homeowner Association Claim of Lien; that he has read said notice and knows the contents thereof, is authorized by the Lien Claimant to execute the foregoing, and that the same is true and correct of his own knowledge and belief.

**DATED** this 5<sup>th</sup> day of June 2025.



**NOTARY PUBLIC**

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE.  
THIS IS A CONTINUING LIEN. THE AMOUNT WILL INCREASE UNTIL PAID.