

14410899 B: 11586 P: 5834 Total Pages: 6  
07/17/2025 01:52 PM By: csummers Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: TINGEY BALLSTAEDT FINLAY  
7351 S UNION PARK AVE STE 125MIDVALE, UT 84047



**WHEN RECORDED, MAIL TO:**

LOGAN E. FINLAY, ESQ.  
TINGEY BALLSTAEDT FINLAY  
7351 S. UNION PARK AVE. STE. 125  
COTTONWOOD HEIGHTS, UT 84047

**GRANTEE'S ADDRESS/  
MAIL TAX NOTICE TO:**

363 E. 13800 S.  
DRAPER, UTAH 84020

THIS SPACE FOR RECORDER'S USE ONLY

Salt Lake County, Parcel # 34-06-253-041-0000

**NOTICE OF ATTORNEY'S LIEN**

As of this July 17, 2025, this NOTICE OF ATTORNEY'S LIEN ("Notice") hereby gives notice that Logan E. Finlay (the "Attorney" or "Claimant") has a valid and enforceable lien against the real property bearing the physical address of 363 E. 13800 S., Draper, Utah 84020, (the "Property," more particularly described in Exhibit A, attached hereto).

The lien arises from and pursuant to Utah Code Annotated Section 38-2-7 (see Exhibit B, attached hereto), common law retaining lien rights, and a contract between the Firm and Dien Hadrovic, (aka Dean Hadrovic or the "Client") (i.e., the engagement agreement).

As of the date of this Notice, the Client has an outstanding legal bill. As of the date of this Notice, there is due and owing to Claimant the sum which is ongoing and untabulated but which approximates and exceeds \$4,782.89 for the services provided, plus \$1,390.00 in additional attorney's fees, costs, collection expenses. Interest may accrue according to the engagement agreement. Services and expenses continue to accrue. A continuing lien exists for those additional services that have been rendered and are immediately due and owing under the engagement agreement.

On July 3, 2025 the Client received an initial written notice of outstanding bills, and that all amounts were due and payable immediately. On that date, Client promised to make immediate payment in cash for part of the outstanding amount, but never appeared or made payment. On that same date, the Attorney notified the client that representation would not continue if payment was not immediately made, and thereby withdrew as counsel under the engagement agreement.

By mailing, emailing, serving, or filing of this Notice, the Attorney makes immediate demand for payment of all amounts owed under the engagement agreement, and if the client has not paid all amounts owed within 30 days after the day on which the Attorney makes this demand, then this lien shall have the priority on the date this Notice was filed with the Salt Lake County Recorder. For the lien to be satisfied and a notice of withdrawal/satisfaction of the Notice of Lien, the Client must reach out to the Claimant and obtain a final statement or payoff letter and make full payment. If payment is not made in less than 30 days from the receipt of this Notice, then the Attorney may initiate legal action to enforce the attorney's lien.

Pursuant to Utah Code Annotated Section 38-2-7(6)(a), the Attorney works for TBF Legal, PLLC (“Firm”), and the Attorney and Firm are located at 7351 S. Union Park Ave. Ste. 125, Cottonwood Heights, Utah 84047, with a phone number of (801) 738-1101;

Pursuant to Utah Code Annotated Section 38-2-7(6)(b) the Property is owned by the Client;

Pursuant to Utah Code Annotated Section 38-2-7(6)(c)(i) the Property is the subject of or connected with work performed by the Attorney for the client;

Pursuant to Utah Code Annotated Section 38-2-7(6)(c) (ii) (A) the Attorney made a demand for payment of the amounts owed to the attorney for the work and the client has not paid the amounts owed within 30 days after the day on which the attorney made the demand;

Pursuant to and in accordance with Utah Code Annotated Section 38-2-7(6)(c)(ii)(B) the Attorney is filing this notice of lien in accordance with a written agreement between the attorney and the client; the Attorney and the Client entered into a written engagement agreement for legal services on June 29, 2025, related to the real Property, authorizing a lien against the Property;

Pursuant to Utah Code Annotated Section 38-2-7(6)(d), on June 27, 2025, the Attorney first provided services to the Client, and through July 3, 2025 and beyond as agreed to in writing;

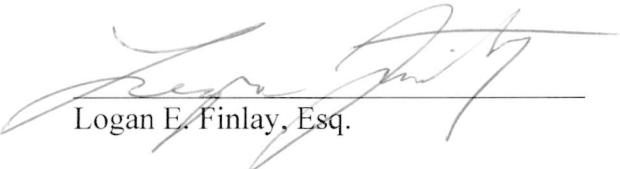
Pursuant to Utah Code Annotated Section 38-2-7(6)(e) a description of the property, sufficient for identification is located in Exhibit A, attached hereto;

Pursuant to Utah Code Annotated Section 38-2-7(6)(f) the signature of the attorney claiming the lien is located herein; and

Pursuant to Utah Code Annotated Section 38-2-7(6)(g) an acknowledgment or certificate as required under Title 57, Chapter 3, Recording of Documents, is included herein.

This Notice of Attorney’s Lien is to be recorded with the Salt Lake County Recorder and attaches to the associated property mentioned or identified herein. By signing below, the Attorney verifies the contents of this Notice.

DATED this 17th day of July, 2025.



Logan E. Finlay, Esq.

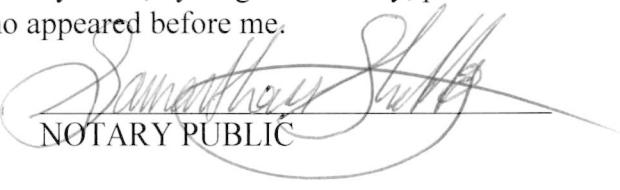
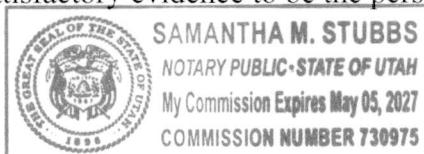
STATE OF UTAH

)

: ss.

COUNTY OF SALT LAKE )

Subscribed and sworn before me on this 17th day of July 2025, by Logan E. Finlay, proved on the basis of satisfactory evidence to be the person who appeared before me.



NOTARY PUBLIC

**Exhibit A – Legal Description**

**PARCEL 1:**

**COMMENCING 423.50 FEET EAST FROM THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 75 FEET; THENCE NORTH 173.25 FEET; THENCE WEST 75 FEET; THENCE SOUTH 173.25 FEET TO BEGINNING.**

**LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 13800 SOUTH STREET.**

**ALSO LESS AND EXCEPTING THAT PORTION OF GROUND CONVERY TO DRAPER CITY, BY DEED OF DEDICATION AND ACCEPTANCE DOCUMENT RECORDED APRIL 08, 2019, AS ENTRY NO. 12964114 IN BOOK 10767 AT PAGE 8319 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS:**

**COMMENCING AT THE EAST QUARTER CORNER SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°59'57" WEST 2143.74 FEET TO THE POINT OF BEGINNING; THENCE WEST 75.00 FEET; THENCE NORTH 33.04 FEET; THENCE NORTH 89°59'57" EAST 75.00; THENCE SOUTH 33.04 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2:**

**COMMENCING 498.5 FEET EAST FROM THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 10 FEET; THENCE NORTH 10.5 RODS, THENCE WEST 10 FEET, THENCE SOUTH 10.5 RODS TO BEGINNING.**

**LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 13800 SOUTH STREET.**

**Exhibit B – Utah Code Section 38-2-7**

38-2-7. Compensation -- Attorney's lien.

- (1) The compensation of an attorney is governed by agreement between the attorney and a client, express or implied, which is not restrained by law.
- (2) An attorney shall have a lien for the balance of compensation due from a client on any money or property owned by the client that is the subject of or connected with work performed for the client, including:
  - (a) any real, personal, or intangible property that is the subject of or connected with the work performed for the client;
  - (b) any funds held by the attorney for the client, including any amounts paid as a retainer to the attorney by the client; and
  - (c) any settlement, verdict, report, decision, or judgment in the client's favor in any matter or action in which the attorney assisted, including any proceeds derived from the matter or action, whether or not the attorney is employed by the client at the time the settlement, verdict, report, decision, or judgment is obtained.
- (3) An attorney's lien commences at the time of employment of the attorney by the client.
- (4) (a) An attorney may enforce a lien under this section by:
  - (i) moving to intervene in a pending legal action:
    - (A) in which the attorney has assisted or performed work; or
    - (B) in which the property subject to the attorney's lien may be disposed of or otherwise encumbered; or
  - (ii) by filing a separate legal action.
- (b) An attorney may not move to intervene in an action or file a separate legal action to enforce a lien before 30 days has expired after a demand for payment has been made and not been complied with.
- (5) An attorney may file a notice of lien:
  - (a) in a pending legal action in which the attorney has assisted or performed work for which the attorney has a lien under this section;

- (b) with the county recorder of the county in which real property that is subject to a lien under this section is located; or
- (c) with the state or federal government office that receives filings that relate to the ownership of the property.

(6) A notice of lien described in Subsection (5) shall include the following:

- (a) the name, address, and telephone number of the attorney claiming the lien;
- (b) the name of the client who is the owner of the property subject to the lien;
- (c) a verification that:
  - (i) the property is the subject of or connected with work performed by the attorney for the client; and
  - (ii) (A) the attorney made a demand for payment of the amounts owed to the attorney for the work and the client did not pay the amounts owed within 30 days after the day on which the attorney made the demand; or
  - (B) the attorney is filing the notice of lien in accordance with a written agreement between the attorney and the client;
- (d) the date on which the attorney first provided services to the client;
- (e) a description of the property, sufficient for identification;
- (f) the signature of the attorney claiming the lien; and
- (g) an acknowledgment or certificate as required under Title 57, Chapter 3, Recording of Documents.

(7) Within 30 days after the day on which the notice of lien is filed, the attorney shall deliver or mail by certified mail to the client a copy of the notice of lien.

(8) Any person who takes an interest in any property, other than real property, that is subject to an attorney's lien with actual or constructive knowledge of the attorney's lien, takes the interest subject to the attorney's lien.

- (9) An attorney's lien on real property has as 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.
- (10) This section does not alter or diminish in any way an attorney's common law retaining lien rights.
- (11) This section does not authorize an attorney to have a lien in the representation of a client in a criminal matter or domestic relations matter where a final order of divorce has not been secured unless:
  - (a) (i) the criminal matter has been concluded or the domestic relations matter has been concluded by the securing of a final order of divorce; or
  - (ii) the attorney/client relationship has terminated; and
- (b) the client has failed to fulfill the client's financial obligation to the attorney.