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*Attorneys for Juana Andrade*

14428023 B: 11596 P: 2238 Total Pages: 3  
08/27/2025 10:43 AM By: mpalmer Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: GUSTIN LAW FIRM  
38 W 13775 S STE 300DRAPER, UT 840207423

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IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR  
SALT LAKE COUNTY, STATE OF UTAH

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In the matter of the estate of  
MANUEL ANDRADE NUNEZ,  
Deceased.

**NOTICE OF CLAIM OF  
ATTORNEY'S LIEN**

Case No. 243902999

Honorable Laura Scott

TO ALL INTERESTED PARTIES:

NOTICE IS HEREBY GIVEN (pursuant to Utah Code Ann. § 38-2-7) that the law firm of GUSTIN LAW FIRM, P.C., having an address of 38 W 13775 S, SUITE 300, DRAPER, UTAH 84020, and a telephone number of (801) 712-1122, authorized to practice law in the State of Utah, claims and intends to hold a lien upon the interest of the Estate of Manuel Andrade Nunez to any and all money or property (real or personal) in the above entitled matter up to the currently outstanding at the time of satisfaction.

Legal work in this matter was performed for and on behalf of Juana Andrade, personal representative of the above indicated estate by employees and agents of Gustin Law Firm, P.C., including but not limited to, attorney David T. Gustin and attorney Brad Roylance. Mr. Gustin

verifies, by signing hereto, that said real property, personal property and/or any money of the estate is the subject of, or connected with, work performed in the above-captioned matter by Gustin Law Firm, P.C., including, but not limited to any distribution related to or in settlement of claims relating to that certain real property located at or near 8111 W Joe Drive, Magna, UT 84044 in Salt Lake County, and more particularly described as follows:

**Lot 409, C.W. FARMS – PHASE 4, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder**

Parcel No. for reference only: 14-29-283-002

Gustin Law Firm, P.C. first provided services to the estate beginning on or about January 15, 2025. Demand for payment for the amounts owed by the estate to Gustin Law Firm, P.C. was made and was not paid within 30 days after the day on which the attorney made the demand. Notice of said lien has been given to the personal representative by mailing a copy of said Notice to the same. Gustin Law Firm, P.C. and its attorneys are filing this Notice of Lien in accordance with a written agreement between the attorney and the client.

PLEASE TAKE NOTICE: Any person who takes an interest in property, that is subject to an attorney's lien with actual or constructive knowledge of the attorney's lien, takes their interest subject to the attorney's lien. 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 is located.

Dated this 27th day of August 2025.

## **GUSTIN LAW FIRM, P.C.**

David T. Gustin, Esq., President

## Notary

State of UTAH )  
§  
County of SALT LAKE )

On this 27th day of August 2025, David T. Gustin, President of Gustin Law Firm, P.C., appeared before me and acknowledged and certified the foregoing to be true and accurate to the best of his knowledge, and subscribed his name to this instrument. In witness hereof, I hereunto set my hand and official seal.

(SEAL)

  
Notary Public

