

Recorded at request of:
The Villages at Saratoga Springs Home Owners Association

WHEN RECORDED, RETURN TO:
Jenkins Bagley Sperry, PLLC
Attn: Bruce C. Jenkins
285 W. Tabernacle St., Suite 301
St. George, UT 84770

ENT 17877:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 13 09:46 AM FEE 40.00 BY AC
RECORDED FOR Jenkins Bagley Sperry, PLLC
ELECTRONICALLY RECORDED

NOTICE OF DELINQUENT ASSESSMENT AND CONTINUING LIEN AND REQUEST FOR NOTICE

KNOW ALL PERSONS: The undersigned, on behalf of Lien Claimant hereby claims a continuing lien for unpaid assessments and charges (as noted below) against the individual lot or unit noted below and the interest in those common areas appertaining to such lot, or unit, if any.

Parcel Number: **49:677:0008.**

Property Address: **264 W Rocky Creek Wy, Saratoga Springs, Utah 84045**

Legal Description: Located in Utah County:

Legal Description: Lot 11108, contained within The Preserve Plat 11-1 At The Village of Fox Hollow Neighborhood 11, as the same is identified in the Record of Survey Map recorded in Utah County, Utah, on August 24, 2001, as Entry No. 124953 :2007, and in the Master Declaration of Covenants, Conditions and Restrictions recorded February 13, 2006, as Entry No. 17294:2006 (as said Map and Declaration may heretofore be amended and/or supplement). Together with a non-exclusive easement of use and enjoyment in and to the Projects Common Areas and Facilities as defined and provided for in said Map and Declaration. Subject to the following encumbrances and/or other restrictions: 1. The property has a mortgage of \$313,184.15 with Cross Country Mortgage. Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

Reputed Owner: **Denise Sarahi Mendoza, a married individual residing at 6444 GUINEY ST, APT D, FORT POLK, Louisiana 71459; Armando Mendoza, an unmarried individual residing at 264 W Rocky Creek Way, Saratoga Springs, Utah 84045; Eduardo Mendoza, an unmarried individual residing at 264 W Rocky Creek Way, Saratoga Springs, Utah 84045**

Lien Claimant: The Villages at Saratoga Springs Home Owners Association (“Association”), Attn: Jenkins Bagley Sperry, PLLC, 285 W. Tabernacle, Suite 301, St. George, UT 84770.

The above identified property is subject to a continuing lien for all accrued and future assessments, interest, charges, fees and costs, which as of March 1, 2025, totals:

Assessments, late fees, interest:	\$ 491.00
Lien Fees ¹ :	<u>\$ 1,216.74</u>
TOTAL:	\$ 1,647.74

The Association may bring an action to obtain a judgment or foreclose this lien. The Association is further entitled to recover attorney's fees, court costs, and expenses of collection. **Request is hereby made that a copy of any notice of default and a copy of notice of sale under any trust deed, lien or mortgage instrument and any and all payments made to cure this debt must be made directly to the office of Jenkins Bagley Sperry, PLLC, Attn: Collections Department, in certified funds payable to "Jenkins Bagley Sperry, PLLC, Client Trust Account."**

DATED this 12th day of March, 2025.

JENKINS BAGLEY SPERRY, PLLC

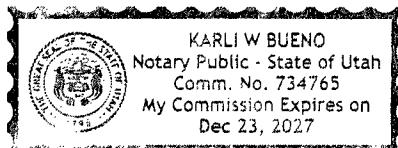
Bruce C. Jenkins

Bruce C. Jenkins, Attorney for
The Villages at Saratoga Springs Home Owners Association

STATE OF UTAH)
: ss.

County of Washington)

On the 12th day of March, 2025, personally appeared before me Bruce C. Jenkins, the signer of the foregoing instrument, who duly acknowledged before me that he executed the same.



Karli W. Bueno
Notary Public

PLEASE BE ADVISED THAT THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. UNLESS YOU DISPUTE THE VALIDITY OF THE DEBT, OR ANY PORTION THEREOF, BY NOTIFYING THIS OFFICE IN WRITING WITHIN THIRTY (30) DAYS AFTER RECEIPT OF THIS DOCUMENT, WE WILL ASSUME THE DEBT IS VALID. IF WITHIN SUCH 30-DAY PERIOD YOU NOTIFY US IN WRITING THAT YOU DISPUTE THE DEBT, OR ANY PORTION THEREOF, WE WILL OBTAIN VERIFICATION OF THE DEBT OR A COPY OF THE JUDGMENT AGAINST YOU AND A COPY OF SUCH VERIFICATION OR JUDGMENT WILL BE MAILED TO YOU. ALSO, UPON YOUR WRITTEN REQUEST WITHIN THIRTY (30) DAYS, WE WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF DIFFERENT FROM THE CURRENT CREDITOR. ALTHOUGH FEDERAL LAW GIVES YOU THIRTY DAYS TO DISPUTE THE VALIDITY OF THE DEBT, THE LAW DOES NOT PROHIBIT ALL ACTIVITIES TO COLLECT THE DEBT DURING THAT 30-DAY PERIOD. *See generally 15 U.S.C.A. §1692, et seq.*

¹Lien fees include, but may not be limited to, attorney pre-lien letter if any, prior collection processes, preparation of lien, lien release, and related documents, recording fees and attorney fees.