

Notice of Lien Page 1 of 2
 Gary Christensen Washington County Recorder
 11/22/2023 09:34:10 AM Fee \$40.00 By JENKINS
 BAGLEY SPERRY, PLLC

Recorded at request of:
 Sandhollow Resort Master Owners Association

After recording, mail to:
 Jenkins Bagley Sperry, PLLC
 Attn: Bruce C. Jenkins
 285 W. Tabernacle St., Suite 301
 St. George, UT 84770

NOTICE OF DELINQUENT FINES AND LIEN CLAIM AND REQUEST FOR NOTICE

The undersigned, for and on behalf of Sandhollow Resort Master Owners Association (“Association”), hereby files this Notice of Delinquent Fines and Lien Claim and Request for Notice (“Lien”) pursuant to the First Amended and Restated Master Declaration For Sand Hollow Resort (“Declaration”), as may be amended from time to time. This Lien results from nonpayment of fines and/or charges by **Manuel Rodriguez-Davalos and Patricia Agurayo, husband and wife (“Owner”)**, the reputed Owner of Lot 1, in the following amounts as of November 1, 2023:

<u>Fines & Charges</u>	<u>Amount</u>
Balance as of November 1, 2023	\$ 8,500.00
Lien Fees	\$ 432.35
Total	\$ 8,932.35

This Lien shall continue until the amounts secured hereby, and all subsequently accruing fines and/or charges are fully paid or otherwise satisfied. The Association may bring an action to obtain a judgment or foreclose judicially on 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.”**

This Lien affects the following real property with a street address of 4432 Adonis Dr, Salt Lake City, Utah 84124, and more particularly described as follows:

All of Lot One (1), The Dunes at Sand Hollow Resort, A Planned Unit Development according to the Official Plat thereof as recorded in the Office of the Washington County Recorder, State of Utah. Together with all improvements and appurtenances, thereunto belonging. Subject to easements, restrictions and rights of way of record.

PARCEL NUMBER: H-DSHR-1

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

DATED this 22nd day of November, 2023

JENKINS BAGLEY SPERRY, PLLC

Bruce C. Jenkins
Bruce C. Jenkins, Attorney for
Sandhollow Resort Master Owners Association

SUBSCRIBED AND SWORN to before me this 22nd day of November, 2023.



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.