

DOC # 20250023615

Request For Notice Page 1 of 2
Gary Christensen Washington County Recorder
07/10/2025 09:29:32 AM Fee \$ 40.00
By ARGUS LAW GROUP PC



WHEN RECORDED MAIL TO
Argus Law Group, PC
2107 W. Sunset Blvd., 2nd Floor
St. George, UT 84770
435-634-1600

Parcels No. GLH-17-NW, GLH-18-NW, & GLH-19-A-1-NW

REQUEST FOR NOTICE

Pursuant UCA 57-1-26, request is hereby made that a copy of any and all notices of default and notices of sale be provided to the following lien claimant under (1) the trust deed recorded on the following property as Doc. No. 20230006929 which was filed on or about the 15th of March 2023 in favor of Mountain America Federal Credit Union, as the named beneficiary of said trust deed, (2) the lien recorded as Doc. No. 20240008808 on or about the 25th of March 2024 in favor of KRB Development, Inc., (3) the lien recorded on or about the 6th of March 2024 as Doc. No. 20240006684 in favor of KRB Dev., Inc., (4) the lien recorded on or about the 25th of March 2025 as Doc. No. 20250009472 in favor of Burton Lumber & Hardware Co.,

LIEN CLAIMANT:

Argus Law Group, PC, 2107 W. Sunset Blvd, 2nd Floor, St. George, UT 84770.

The real property subject to the above-described Notice of Attorney's Lien is more particularly described as:

All of Lots 17, 18, and 19 of the Gardner-Lakeview Heights subdivision, Official Records, Washington County, Utah, being more particularly described as follows:

Beginning at the Northwest corner of said Gardner-Lakeview Heights subdivision, point lies South 00°01'30" West along the section line 653.88 feet and South 62°30'38" East 228.53 feet, from the Northwest Corner of Section 28, Township 40 South, Range 17 West, Salt Lake Base and Meridian, and running thence South 62°30'38" East along the North line of said subdivision 471.06 feet to the Northwest corner of Lot 20 said subdivision; thence South 27°29'22" West along the west line of said Lot 143.16 feet to the North right-of-way line of Bowler Road; thence along said line the following three (3) courses: 1) North 61°58'45" West 78.44 feet, 2) northwesterly along 35.36 foot radius curve to the right, (long chord bears North 39°28'58" West a distance of 27.06 feet), center point lies North 28°01'04" East through a central angle of 44°59'55", a distance of 27.77 feet, and 3) westerly along a 50.00 foot radius reverse curve to the left, (long chord bears North 84°29'37" West a distance of 92.39 feet), center point lies South 73°00'59" West through a central angle of 135°01'12", a distance of 117.83 feet to the Northeast corner of Lot 16, said subdivision; thence North 62°00'00" West along the North line of said Lot 168.53 feet to the West Line of said subdivision; thence North 07°02'56" West along said line 200.02 feet, to the point of beginning.

Containing 62,663 square feet of 1.44 acres.

Parcels No. GLH-17-NW, GLH-18-NW, & GLH-19-A-1-NW

Notice requested can be mailed to:

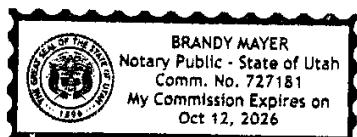
2017 W. Sunset Blvd, 2nd Floor
St. George, UT 84770

Dated this 10th day of July 2025.

Shawn T. Farris
Argus Law Group, PC

STATE OF UTAH)
COUNTY OF WASHINGTON)
: ss.)

On this 10th day of July 2025, before me, a notary public, in and for said County and State, personally appeared Shawn T. Farris who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed on and to this instrument, and acknowledged to me that he executed the same for its stated purpose and with authority to do so.



Barbara M. Anderson
Notary Public