

E# 3326494 PG 1 OF 1 Leann H. Kilts, WEBER COUNTY RECORDER 22-May-24 0252 PM FEE \$40.00 FEE \$40.00 DEP LC REC FÓR: LIEN UTAH LLC ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO: BUILDING SERVICES GROUP LLC d/b/a THERMAL SOLUTIONS PO BOX 521081 Salt Lake City, UT 84152 801-953-1750

## NOTICE OF CONSTRUCTION LIEN

BUILDING SERVICES GROUP LLC d/b/a THERMAL SOLUTIONS, PO BOX 521081, Salt Lake City, UT 84152, 801-953-1750, lien claimant, through its limited recording agent, Lien Utah LLC, hereby holds and claims a construction lien, pursuant to Section 38-1a-101 et. seq. Utah Code Annotated 1953, as amended, upon the property and improvements owned or reputed to be owned by BIGELOW OGDEN LLC AND/OR TENANT and located at approximately 2510 WASHINGTON BLVD, OGDEN, WEBER County, Utah and more particularly described as follows:

LEGAL; ALL OF LOT A, BIGELOW SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH. PARCEL NO. 01-129-0001

 $\frac{ds}{ds} = \frac{SW}{SW}$  The lien claimant claims a lien upon the above-described property for amounts owing for furnishing INSULATION, LABOR AND MATERIALS in connection with the improvement of said real property. The lien claimant was employed by or furnished the aforesaid materials, equipment, or services to SEQUOIA PARTNERS, 2510 S WASHINGTON BLVD, OGDEN, UTAH 84401. There is currently believed to be owed \$49,371.00, which principal amount could change, should additional credits or charges be discovered. BUILDING SERVICES GROUP LLC d/b/a THERMAL SOLUTIONS furnished the first said materials, equipment, or services on November 20, 2023, and the last materials, equipment, or services were furnished on March 22, 2024. If the lien claimant prevails on the enforcement of this lien, the claimant will also be seeking recovery of its lien filing fee of \$195.00, interest, legal costs. and attorney fees.

## NOTICE:

PROTECTION AGAINST LIENS AND CIVIL ACTION. Notice is hereby provided in accordance with Section 38-11-108 of the Utah Code that under Utah law an "owner" may be protected against liens being maintained against an "owner- accupied residence" and from other civil action being maintained to recover monies owed for "qualified services" performed or provided by suppliers and subcontractors as a part of this contract, if either section (1) or (2) is met (1)(a) the owner entered into a written contract with an original contractor, a factory built housing retailer, or a real estate developer; (b) the original contractor was properly licensed or exempt from licensure under Title 58. Chapter 55, Utah Construction Trades Licensing Act at the time the contract was executed; and(c) the owner paid in full the contracting entity in accordance with the written contract and any written or oral amendments to the contract; or (2) the amount of the general contract between the owner and the original contractor totals no more than \$5,000." (3) An owner who can establish compliance with either section (1) or (2) may perfect the owner's protection by applying for a Certificate of Compliance with the Division of Occupational and Professional Licensing. The application is available at www.dopl.utah.gov/rlrf.

Copy sent to owner of record via Certified Mail #9589 0710 5270 0838 3971 88 Dated May 22, 2024.

> BUILDING SERVICES GROUP LLC d/b/a THERMAL SOLUTIONS claimant

By limited agent, Lien Utah LLC

Lixi Frandser

STATE OF UTAH

: SS..

COUNTY OF SALT LAKE )

On May 22, 2024, being duly subscribed and sworn and appeared before me, Lixi Frandsen, who said she is an agent authorized to execute liens on behalf of Lien Utah LLC, and that she executed the above and foregoing instrument as limited agent for the lien claimant and acknowledged to me that the same is true. IN WITNESS have herein set my hand and affixed my seal. WHEREOF

Sait Lake County, UT Residing in

