



When recorded please return to:  
Sunset Estates Townhomes  
Anna Dammer  
P.O. Box 300  
Honeyville, UT 84314  
(801) 643-2288

# NOTICE OF LIEN

## TO WHOM IT MAY CONCERN:

Notice is hereby given that Sunset Estates Town Homes Homeowners' Association (HOA), an Association of unit owners under the Declarations of Covenants, Conditions and Restrictions, hereby claims and intends to hold claim a lien upon those certain lands and premises owned or reputed to be owned by Keneth Huff. Partial # 05-237-0029 Account R0086311, Box Elder County, Utah. 429 W 350 N #4, Tremonton, Utah 84337.

The purpose of this lien is to secure payment of maintenance assessments for common area maintenance fees, interest, service charges (if any), together with costs of collection and reasonable attorney fees as authorized by U.C.A § 57-8a-301 et. seq. and/or as authorized by the association's governing documents, the same now being due and owing.

The lien is for \$1,280.00 and covers the time beginning January 1, 2022, and ending May 31, 2024.

Name of lot owner(s) against whose lot the lien is filed: Keneth Huff.

Mailing address of lot owner(s) against whom lien is filed: 429 W. 350 N. #4, Tremonton, Ut 84337

Address of the Townhome unit or property against which the lien is filed: 429 W. 350 N. #4, Tremonton, Ut 84337

Name and Address of lien claimant: Sunset Estates Townhomes HOA, c/o Anna Dammer, P.O. Box 300, Honeyville, Ut 84314

This is written to collect a debt. Any information obtained will be used for that purpose. Unless you notify us within thirty days after receipt of this notice that you dispute the validity of this debt, or any portion thereof, the debt will be assumed to be valid by us. If you notify us in writing within the thirty-day period that the debt, or any portion thereof, is disputed, we will obtain verification of the debt and mail a copy to you. Upon your written request within the thirty-day period, we will provide you with the name and address of the original creditor if different from the current creditor.

IN WITNESS WHEREOF these presents are executed this 26<sup>th</sup> day of April 2024.

By: Anna Dammer

Anna Dammer

Administrator for Sunset Estates Townhomes HOA

PERSONALLY APPEARED before me Anna Dammer, this 26<sup>th</sup> day of April, 2024, who duly acknowledged to me that she is the signer for the above and forgoing and that the information contained therein is true and correct to the best of her knowledge.

Marla Young  
April 26, 2024  
Brigham City, Utah  
State of Utah



MARLA YOUNG

Notary Public  
State of Utah

My Commission Expires October 15, 2025  
Commission Number 721029



## Exhibit A Legal Description(s)

Box Elder County

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Parcel No: 05-237-0029 Account No: R0086311

Legal: UNIT 4- SUNSET ESTATES TOWNHOMES- TOG W/ 1/4 INTEREST IN COMMON AREAS., PRT  
SW/4 SEC 3 11N R3W SLM. TCS.

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