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If you do not respond to this document within applicable time limits, judgment could be entered against you as requested.

ENT 47949:2024 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Jul 18 04:39 PM FEE 40.00 BY KR  
RECORDED FOR Jeffs and Jeffs, P.C.  
ELECTRONICALLY RECORDED

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**IN THE FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY  
STATE OF UTAH**

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KENNY SENG CONSTRUCTION, LLC, a  
Utah limited liability company,

Plaintiff,

vs.

GT MEDICAL HOLDINGS, LLC, a Utah  
limited liability company; and NOORDA  
COLLEGE OF OSTEOPATHIC MEDICINE,  
LLC, a Utah limited liability company,  
WESTLAND CONSTRUCTION, INC., a  
Utah corporation, GREAT WESTERN  
LANDSCAPE, INC., a Utah corporation, U.S.  
BANK NATIONAL ASSOCIATION, a  
federal bank, METRO NATIONAL TITLE, a  
Utah corporation, ROCKY MOUNTAIN  
UNIVERSITY OF HEALTH  
PROFESSIONS, INC., A Utah corporation,  
and ASPEN TITLE, a Utah corporation

Defendants.

**LIS PENDENS**

Civil No.: 240403095

Judge: Christine Johnson

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Notice is hereby given that an action has been commenced and is pending in this Court upon a complaint for the above named plaintiffs against the above named defendants and wherein, the above named Plaintiffs seek relief which will affect all legal right, title and interest

in and to the real property described herein and located in Utah County, State of Utah.

Specifically, this is a notice that affects the title to the below described real properties:

1. GT Medical Holdings, LLC (Defendant “GT”) is a Utah limited liability company with principal office in Bountiful, Utah and is the owner of real property located in Utah County, Utah which is the subject of this action and more particularly described as:

All of Lots 1, 2, 3, 5, 6 & 9, Plat A, East Bay Noorda Medical Campus Subdivision according to the official plat thereof on file in the office of the Utah County Recorder.

Parcel Nos. 38:672:001, 38:672:002, 38:672:003, 38:672:005, 38:672:006, 38:672:009 (hereafter sometimes referred to as the “GT Property”)

2. Noorda College of Osteopathic Medicine, LLC (“Defendant Noorda”) is a Utah limited liability company with principal office in Provo, Utah County, Utah and is the owner of real property located in Utah County, State of Utah which is the subject of this action and more particularly described as:

All of Lot 4, Plat A, East Bay Noorda Medical Campus Subdivision according to the official plat thereof on file in the office of the Utah County Recorder.

Parcel No. 38:672:004 (hereafter sometimes referred to as the “Noorda Property”)

3. Rocky Mountain University of Health Professions, Inc., is a Utah corporation with principal office in Provo, Utah and which claims an interest by virtue of the Trust Deed in the real property located in Utah County, Utah which is the subject this action and which is more particularly described as:

Lot 1, Plat A, East Bay Noorda Medical Campus Subdivision according to the official plat thereof on file in the office of the Utah County Recorder.

Parcel No. 38:672:001

4. U.S. Bank National Association (“Defendant U.S. Bank”) is a federal bank with offices in Provo, Utah County, Utah and is a beneficiary under which it claims an interest by virtue

of a Trust Deed on the Noorda Property as Trustee under an Indenture of Trust between U.S. Bank National Association and the Public Finance Authority for real property located in Utah County, State of Utah which is the subject of this action and more particularly described as:

All of Lot 4, Plat A, East Bay Noorda Medical Campus Subdivision according to the official plat thereof on file in the office of the Utah County Recorder.

Parcel No. 38:672:004 (hereafter sometimes referred to as the "Noorda Property")

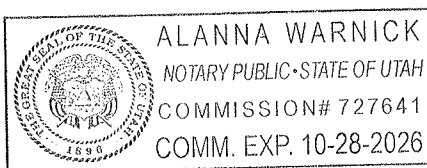
Notice is given that this Notice of Lis Pendens affects real properties of Defendants, if any.

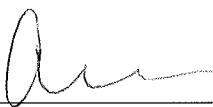
DATED this 18th day of July, 2024.

  
David D. Jeffs, Attorney for Plaintiff

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE    )

On the 18th day of July, 2024, personally appeared before me David D. Jeffs, the attorney for Plaintiff, the signer of the foregoing instrument, who acknowledged to me that he executed the same.



  
NOTARY PUBLIC