

WHEN RECORDED RETURN TO:  
BFS Group LLC fka BMC West, LLC  
PO Box 2158  
Layton, Utah 84041  
801-564-6435

**NOTICE OF MECHANICS LIEN**

Claimant: BFS Group LLC fka BMC West, LLC  
Reputed Owner: FIG KOLLMAN FARMS LLC, 3278 W 1150 S, PROVO, UT 84601  
Record Owner: FIG KOLLMAN FARMS LLC, SEE ATTACHED, HEBER CITY, UT 84032  
Debtor: VOLLKOMMEN CONSTRUCTION #244934 OMV08188  
1875 S STATE ST STE 2400  
OREM, UT 84097

On January 1, 2021, BMC West, LLC merged with BFS Group LLC. As of January 1, 2021, the merged companies are operating as BFS Group LLC. On 3/28/2024, a preliminary notice was filed by BMC West, LLC, SCR Entry #10930345 for the property subject to this lien. As of result of the merger explained herein, all right, title and interest in such preliminary notice and is now vested in BFS Group LLC. Amount owed: \$181513.89 together with interest, costs, and attorney fees as allowed by contract and by law.

First labor and materials were furnished: 4/26/2024

Last labor and materials were furnished: 6/12/2024

Property subject to this lien: County: WASATCH

Parcel #: SEE ATTACHED

**LEGAL DESCRIPTION: SEE ATTACHED**

**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-occupied 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 and only if the following conditions are satisfied:

- (1)(a) the owner entered into a written contract with either a real estate developer or an original contractor;
  - (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/residence-lien-recovery-fund](http://www.dopl.utah.gov/residence-lien-recovery-fund).

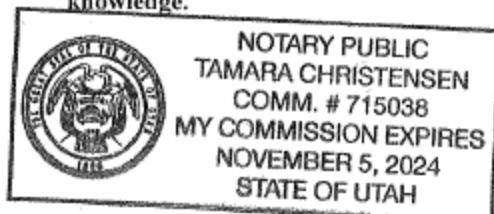
DATED this August 23, 2024

CLAIMANT: BFS Group LLC  
801-564-6435

  
By: Karla Mosher  
ITS: Lien Coordinator

**ACKNOWLEDGMENT**

On August 23, 2024, Karla Mosher personally appeared before me and stated and swore under oath that she is the authorized agent to sign for Claimant, that this Notice of Mechanic's Lien was signed on claimant's behalf, that she is authorized by Claimant to sign on its behalf, that this claim of Mechanic's Lien and the information contained herein is true and correct and represents a valid claim to the best of her knowledge.



  
Notary Public

OMV08188

PARCEL: 00-0021-7506

ADDRESS: 1072 E 2120 S HEBER, UT 84032

LEGAL DESCRIPTION: UNIT 81 OLD MILL VILLAGE TOWNHOMES AND UNDIVIDED INTEREST IN THE COMMON AREA AS DEPICTED ON THE PLAT

PARCEL: 00-0021-7507

ADDRESS: 1068 E 2120 S HEBER, UT 84032

LEGAL DESCRIPTION: UNIT 82 OLD MILL VILLAGE TOWNHOMES AND UNDIVIDED INTEREST IN THE COMMON AREA AS DEPICTED ON THE PLAT

PARCEL: 00-0021-7508

ADDRESS: 1064 E 2120 S HEBER, UT 84032

LEGAL DESCRIPTION: UNIT 83 OLD MILL VILLAGE TOWNHOMES AND UNDIVIDED INTEREST IN THE COMMON AREA AS DEPICTED ON THE PLAT

PARCEL: 00-0021-7509

ADDRESS: 1058 E 2120 S HEBER, UT 84032

LEGAL DESCRIPTION: UNIT 84 OLD MILL VILLAGE TOWNHOMES AND UNDIVIDED INTEREST IN THE COMMON AREA AS DEPICTED ON THE PLAT

PARCEL: 00-0021-7510

ADDRESS: 1056 E 2120 S HEBER, UT 84032

LEGAL DESCRIPTION: UNIT 85 OLD MILL VILLAGE TOWNHOMES AND UNDIVIDED INTEREST IN THE COMMON AREA AS DEPICTED ON THE PLAT

PARCEL: 00-0021-7511

ADDRESS: 1052 E 2120 S HEBER, UT 84032

LEGAL DESCRIPTION: UNIT 86 OLD MILL VILLAGE TOWNHOMES AND UNDIVIDED INTEREST IN THE COMMON AREA AS DEPICTED ON THE PLAT

PARCEL: 00-0021-7512

ADDRESS: 1046 E 2120 S HEBER, UT 84032

LEGAL DESCRIPTION: UNIT 87 OLD MILL VILLAGE TOWNHOMES AND UNDIVIDED INTEREST IN THE COMMON AREA AS DEPICTED ON THE PLAT

PARCEL: 00-0021-7513

ADDRESS: 1042 E 2120 S HEBER, UT 84032

LEGAL DESCRIPTION: UNIT 88 OLD MILL VILLAGE TOWNHOMES AND UNDIVIDED INTEREST IN THE COMMON AREA AS DEPICTED ON THE PLAT