

ENT 67861:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Sep 05 02:28 PM FEE 40.00 BY LM
RECORDED FOR Suncore Construction and Ma
ELECTRONICALLY RECORDED

Suncore Construction and Materials Inc
PO Box 778
Orem, UT 84059
801-802-6900

NOTICE OF MECHANIC'S LIEN

Notice is hereby given that Suncore Construction and Materials Inc fka Sunroc Corporation (hereinafter referred to as "Claimant") located at 730 N. 1500 W. Orem, Utah 84057, and whose telephone number is 801-802-6900, hereby claims and holds a mechanic's lien pursuant to Section 38-1a-101 et. seq., Utah Code Annotated (1953, as amended) upon the property described hereinafter. Claimant's lien is based upon the following:

1. The Claimant provided labor, materials, and/or equipment upon and in connection with the improvement of certain realty located in the city of American Fork, Utah County, State of Utah, being more particularly described as follows:

A. SERIAL (PARCEL) NO.: 38:680:0001

LEGAL DESCRIPTION: LOT 1, 860 APARTMENTS SUB AREA 5.545 AC.

PROPERTY ADDRESS: 802 E QUALITY DR AMERICAN FORK, UT 84003

B. SERIAL (PARCEL) NO.: 38:680:002

LEGAL DESCRIPTION: LOT 2, 860 APARTMENTS SUB AREA 9.526 AC.

PROPERTY ADDRESS: 778 S 860 E AMERICAN FORK, UT 84003

2. To the best of Claimant's knowledge, **Villas at Aspen Meadows LLC** (at: 3940 N Traverse Mountain Blvd Ste 200 Lehi, UT 84043), is the owner and/or the reputed owner of the Two (2) foregoing properties.

3. There is due and owing to Claimant the sum of **\$268,468.50** for the labor, materials, and/or equipment it provided. Claimant hereby demands payment in full of the total amount due, plus any additional interest, costs, and attorney's fees as allowed by contract and law; including a \$250 lien fee.

4. The labor, materials, and/or equipment for which demand, and claim are made were provided to or at the request of **Zwick Construction Company** (at 434 W Ascension Way Ste 150 Salt Lake City, UT 84123). With customer code: VP 2102 – 51008 (C110881)

5. The Claimant furnished labor, materials, and/or equipment from January 15, 2021 through June 10, 2025.

PROTECTION AGAINST LIENS AND CIVIL ACTION

NOTICE IS HEREBY PROVIDED, in accordance with Sections 38-1a-502 and 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 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/rarf.*

DATED this Friday, September 5, 2025,

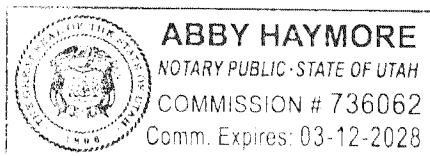
SUNCORE CONSTRUCTION AND MATERIALS INC

By: 

Abbey Rugg, Credit Analyst

STATE OF UTAH)
COUNTY OF UTAH)

On this Friday, September 5, 2025, before me personally appeared Abbey Rugg, whose identity is personally known to or who proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that she is the Credit Analyst for Suncore Construction and Materials Inc and that the foregoing document was signed by her on behalf of that company for the document's stated purpose.




NOTARY PUBLIC