



IRVINE LEGAL

Prelien & Lien Process

File Preliminary Notice ("Prelien")

File for Construction Work only

Must file with SCR no later than 20 days after the day which you started Construction Work

If Prelien not filed and process continued, then could be by other party with a Wrongful Lien Injunction

Record Notice of Construction Lien

Record with county where property is located no later than:

180 days after final completion of contract **OR** 90 days after a Notice of Completion is filed

File a Foreclosure Lawsuit + Record a Lis Pendens

File lawsuit within 180 days from Notice of Construction Lien **AND** Record a lis pendens at the county recorder's office.

Failure to meet the 180-day deadline for a lawsuit and lis pendens results in a complete forfeiture of the lien claimant's lien rights.

Sell Property

After obtaining an order from the court, the lien claimant must then sell the property

The property is sold in the same manner as a mortgage foreclosure, subject to the right of redemption.

About Us

At his core, Joshua is an entrepreneur and business owner. Not only does Joshua have a law degree, but also a Master's in Taxation. Joshua's team is composed of a unique blend of attorneys, CPAs, paralegals, bookkeepers, and customer service specialists. Irvine Legal is the realization of a vision to provide a common team for delivering a more coordinated, strategic approach to business, tax, and legal solutions for clients, their businesses, and their families. In partial recognition of this innovative approach, Utah Business Magazine honored Joshua in 2018 by naming him to the Top 40 Under Forty. As we continue expanding our client services throughout the US, we look forward to meeting and serving you!

Call or email us today!

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