



OFFICIAL RECORD  
AMY ELMER, RECORDER

APN \_\_\_\_\_

APN \_\_\_\_\_

APN \_\_\_\_\_

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**Notice of Attorney's Lien**

**Affirmation Statement**

BB I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

BB I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: \_\_\_\_\_  
(State specific law)

[Signature] \_\_\_\_\_  
Signature Title

Britt Beckstrom \_\_\_\_\_  
Print

**August 2, 2023**  
Date

**Grantees address and mail tax statement:**

**Britt K. Beckstrom  
Snow Caldwell Beckstrom & Wilbanks  
253 W. St. George Blvd. Ste. 100  
St. George, UT 84770**

1 BRITT K. BECKSTROM, ESQ., #6900  
2 SNOW CALDWELL BECKSTROM & WILBANKS, PLLC  
3 253 W. St. George Boulevard, Ste. 100  
4 St. George, Utah 84770  
5 Phone (435) 656-1900  
6 Email: [britt@scbwlaw.com](mailto:britt@scbwlaw.com)  
7 *Attorneys for Plaintiff*

8 SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
9 IN AND FOR THE COUNTY OF LINCOLN

10 \* \* \*

11 ADRIANA BAEZA,

12 Case No. CV-0601722

13 Plaintiff,

14 Judge Gary Fairman

15 v.

16 Dept. 2

17 GABRIEL ZUNIGA,

18 Defendant.

19 **NOTICE OF ATTORNEY'S LIEN**

20 TO: ADRIANA BAEZA, Plaintiff

21 TO: GABRIEL ZUNIGA, Defendant

22 YOU AND EACH OF YOU ARE HEREBY NOTIFIED, pursuant to NRS.

23 18.015, that Britt K. Beckstrom of the law firm of SNOW CALDWELL BECKSTROM  
24 AND WILBANKS, PLLC, was retained pursuant to a written fee agreement as counsel for  
25 Plaintiff, Adriana Baeza, in the above-entitled matter, on an hourly fee basis to represent  
26 and protect said Plaintiff's interests and to file and prosecute the above-captioned litigation  
27 herein so as to preserve Plaintiff's interests.

28 YOU ARE FURTHER NOTIFIED that, pursuant thereto, said Plaintiff is  
indebted to undersigned counsel for unpaid legal services and costs advanced on behalf of  
Plaintiff in the outstanding sum of \$5,724.00, and that undersigned gives formal notice of

1 his claim to an attorney's lien for all costs and attorney's fees rendered on behalf of the  
2 above-named parties in this action. Said lien is intended to include fees and costs due to the  
3 undersigned which have been incurred since representing of Plaintiff, plus interest at the  
4 rate of 18% per annum.

5 YOU ARE FURTHER NOTIFIED that attorney's fees were awarded from Defendant  
6 to Plaintiff by this court pursuant to a Temporary Order issued February 22, 2023.  
7 Defendant was ordered to pay to Mr. Beckstrom the amount of \$5,000.00 in attorney's fees  
8 by February 25, 2023. As of the date of the filing of this Attorney's Lien, said attorney's  
9 fees have not been paid by Defendant.  
10

11 Pursuant to the aforementioned statute, the undersigned intends that this lien  
12 attach to any settlement, verdict, report, decision or judgment in the parties' favor and to the  
13 proceeds thereof, in whosoever's hands they may come, and this lien cannot be affected by  
14 any settlement between the parties before or after judgment. This lien shall attach to all  
15 property currently owned by or awarded to either party in this proceeding, including but not  
16 limited to the following described real property, located in Lincoln County, Utah:  
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18

19 **LOT 71 IN SUN GOLD MANOR UNIT NO. 1, PLAT OF WHICH WAS**  
20 **RECORDED SEPTEMBER 30, 1952, INN BOOK A OF PLATS PAGE 63 AS FILE**  
21 **NO. 27842, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN**  
22 **CONTY NEVADA.**

23 Address: 1321 Calloway Street, Panaca, Nevada  
24 Assessor Parcel Number: 002-074-15

25 DATED this 21<sup>st</sup> day of July, 2023.

26 **SNOW CALDWELL BECKSTROM &**  
27 **WILBANKS, PLLC**

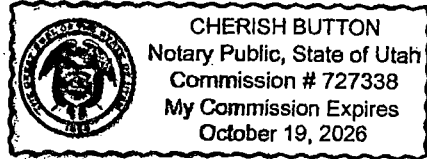
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Britt K. Beckstrom  
Attorney for Plaintiff

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STATE OF UTAH )  
 )ss  
COUNTY OF WASHINGTON )

On the 31<sup>st</sup> day of July, 2023, personally appeared before me Britt K. Beckstrom, the signer of the foregoing document, who duly acknowledged to me that he executed the same.



*Cherish Button*  
\_\_\_\_\_  
Notary Public


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**CERTIFICATE OF SERVICE**

I hereby certify that on the 2<sup>nd</sup> day of August, 2023, a true and correct copy of the foregoing *NOTICE OF ATTORNEYS LIEN* was sent via United States Mail Postage Prepaid to the following:

Smith Legal Group  
Kurt-A. Smith  
1701 N. Green Valley Parkway, Suite 8-E  
Henderson, NV 89074  
*Attorney for Defendant*

Adriana Baeza  
P.O. Box 725  
Caliente, NV 89042

  
Cherish Button, Paralegal