



Perris E. Nelson, #16115
ANDERSON, FIFE & MARSHALL, LC
2500 North University Avenue
Provo, Utah 84604
Telephone: (801) 375-1920
Email: pnelson@wasatch.law
Attorney for Plaintiff

**IN THE FOURTH JUDICIAL DISTRICT COURT
IN AND FOR UTAH COUNTY, STATE OF UTAH**

STARK HOLDINGS, LLC, a Utah limited
liability company,

Plaintiff,

v.

TD ERA LLC, a Utah limited liability
company; and PENN BUYERS LLC, a Utah
limited liability company,

Defendants.

DEFAULT JUDGMENT

Civil No.: 260401246

Judge: Shawn R Howell

In this action, Defendants Penn Buyers LLC and Defendant TD Era LLC were each served with a Summons and a copy of the Complaint on March 30, 2026. Each Defendant has failed to file any motion, demurrer, or answer within the time allowed by law, and that time has expired. The default of each Defendant having been duly entered by the Clerk of the Court, the Court, upon application of Plaintiff, does hereby enter judgment for the Plaintiff, Stark Holdings, LLC, and against Defendants TD Era LLC and Penn Buyers LLC, in pursuance of the prayer for relief of Plaintiff's Complaint.

WHEREFORE, by virtue of law and by reason of the premises aforesaid, it is ORDERED, ADJUDGED, and DECREED as follows:

1. On Plaintiff's First Claim for Relief (Violation of the Uniform Voidable Transactions Act, Utah Code Ann. § 25-6-101 *et seq.*), the Court finds that the transfer of the real property located

at 330 West 600 South, Provo, Utah 84601, more particularly described in **Exhibit “A”** attached hereto and incorporated herein by reference (the “Property”) from Penn Buyers LLC to TD Era LLC on or about January 6, 2026—after the Underlying Action (Civil No. 250405811) had been filed with the Fourth Judicial District Court in and for Utah County, State of Utah, and while it was pending—was a voidable transfer made with actual intent to hinder, delay, or defraud Plaintiff as a creditor of Penn Buyers, and/or made without receiving reasonably equivalent value while Penn Buyers was insolvent or was rendered insolvent thereby. The Court further finds that TD Era LLC did not receive the Property in good faith or for reasonably equivalent value and knew or should have known of the fraudulent nature of the transfer.

2. Pursuant to Utah Code Ann. § 25-6-303(1)(a), the transfer of the Property from Penn Buyers LLC to TD Era LLC is hereby avoided and set aside to the extent necessary to satisfy Plaintiff’s judgment. Title to the Property is hereby restored to Penn Buyers LLC, subject to Plaintiff’s judgment lien.

3. TD Era LLC is ordered to execute any and all documents necessary to effectuate the avoidance and restoration of title within five (5) calendar days of the date of this Judgment. In the event TD Era LLC fails to execute such documents within that period, this Judgment shall operate as a conveyance executed in due form of law pursuant to Utah R. Civ. P. 70.

4. Plaintiff is authorized to levy execution on the Property, or its proceeds, to satisfy the judgment obtained against Penn Buyers LLC in the Underlying Action, Civil No. 250405811, entered on January 21, 2026 (the “Underlying Judgment”), which remains unsatisfied.

5. Defendants TD Era LLC and Penn Buyers LLC, and each of their officers, members, managers, agents, successors, and assigns, are permanently enjoined from transferring,

encumbering, hypothecating, concealing, or otherwise disposing of the Property, or any interest therein, pending satisfaction of the Underlying Judgment and any judgment entered herein.

6. Plaintiff is hereby awarded its reasonable attorney's fees and costs incurred in bringing this action in the amount of \$2,497.60 as established by separate declaration of counsel, which sum shall bear interest at the statutory rate from the date of entry until paid in full.

7. **IT IS FURTHER ORDERED THAT THIS JUDGMENT SHALL BE AUGMENTED IN THE AMOUNT OF ADDITIONAL COSTS AND ATTORNEY'S FEES EXPENDED IN COLLECTING SAID JUDGMENT BY EXECUTION OR OTHERWISE, AS SHALL BE ESTABLISHED BY AFFIDAVIT.**

ENTERED BY THE COURT

****On the date and as indicated by the Court's Seal at the top of the first page****

END OF ORDER

Exhibit "A"
(Provo Property Legal Description)

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, IN BLOCK 4, PLAT "A", PROVO CITY SURVEY OF BUILDING LOTS; THENCE WEST 3 RODS; THENCE SOUTH 6 RODS; THENCE EAST 3 RODS; THENCE NORTH 6 RODS TO THE PLACE OF BEGINNING.

Tax Parcel No.: 04-004-0003