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

STARK HOLDINGS, LLC, a Utah limited
liability company,

Plaintiff,

v.

UTAH REAL INVESTMENTS LLC, a Utah
limited liability company; and FOX
FINANCIAL LLC, a Utah limited liability
company,

Defendants.

DEFAULT JUDGMENT

Civil No.: 260402392

Judge: Tony F. Graf, Jr.

In this action, Defendants Utah Real Investments LLC and Fox Financial LLC were each served with a Summons and a copy of the Complaint on June 1, 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 Utah Real Investments LLC and Fox Financial 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 11130 N Tamarack Drive, Highland, Utah 84003, more particularly described in **Exhibit “A”** attached hereto and incorporated herein by reference (the “Property”) from Fox Financial LLC to Utah Real Investments LLC on or about November 29, 2023—after Fox Financial executed the Note described in Plaintiff’s Complaint and Plaintiff’s claims had accrued—was a voidable transfer made with actual intent to hinder, delay, or defraud Plaintiff as a creditor of Fox Financial LLC, and/or made without receiving reasonably equivalent value while Fox Financial LLC was insolvent or was rendered insolvent thereby. The Court further finds that Utah Real Investments 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 Fox Financial LLC to Utah Real Investments LLC is hereby avoided and set aside to the extent necessary to satisfy Plaintiff’s judgment against Fox Financial LLC entered on January 21, 2026, in the Fourth Judicial District Court, Utah County, in the matter styled as *Stark Holdings, LLC v. Fox Financial LLC et al.* and assigned Civil No. 250405811, the Honorable Judge Kasey L. Wright presiding (the “Underlying Action”). The judgment in the Underlying Action (hereafter, the “Underlying Judgment”) is in the principal amount of \$785,832.23, plus interest at the rate of 12% per annum until paid in full. Title to the Property is hereby restored to Fox Financial LLC, subject to Plaintiff’s judgment lien arising from the Underlying Action.

3. Utah Real Investments 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 Utah Real Investments 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 this judgment and the Underlying Judgment, which remains unsatisfied.

5. Defendants Fox Financial LLC and Utah Real Investments 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 the judgment entered herein.

6. Plaintiff is hereby awarded its reasonable attorney's fees and costs incurred in bringing this action in the amount of \$1,051.68 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"
(Legal Description of Highland Property)

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY LINE OF LOT 8, BULL RIVER PLANNED COMMUNITY, HIGHLAND, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, WHICH BEGINNING POINT IS ALSO THE NORTHWEST CORNER OF LOT 3, BULL RIVER PLANNED COMMUNITY, AND IS ALSO SOUTH 513.36 FEET AND WEST 100.72 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 8 AS FOLLOWS: SOUTH 46°19'56" WEST 267.85 FEET; THENCE NORTH 63°08'56" WEST 148.22 FEET; THENCE SOUTH 79°28'16" WEST 55.46 FEET; THENCE SOUTH 23°44'16" WEST 62.69 FEET; THENCE SOUTH 42°26'22" WEST 19.26 FEET; THENCE SOUTH 15°29'49" WEST 20.85 FEET; THENCE NORTH 21°42'10" WEST 139.13 FEET TO THE WESTERLY LINE OF SAID LOT 8 AND THE CENTERLINE OF A 50.00 FOOT WIDE PRIVATE ROAD EASEMENT KNOWN AS TAMARACK DRIVE; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE OF SAID LOT 8 AND ROAD EASEMENT CENTERLINE AS FOLLOWS: NORTH 48°14'15" EAST 307.84 FEET; THENCE 99.35 FEET ALONG THE ARC OF A 354.72 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 40°12'55" EAST 99.02 FEET; THENCE LEAVING SAID ROAD EASEMENT CENTERLINE AND GOING SOUTH 43°49'09" EAST 263.31 FEET TO THE POINT OF BEGINNING.

County Parcel No. 35-052-0045