

FILED

AUG 19 2026

4TH DISTRICT
STATE OF UTAH
WASATCH COUNTY

Norma Elida Lujan

Name

1981 S. Daniels Rd

Address

Heber City, Utah 84032

City, State, Zip

801-318-9845

Phone

lujanorma69@gmail.com

Email

In the Court of Utah

FOURTH Judicial District WASATCH County

Court Address 1361 SOUTH HIGHWAY 40 SUITE 110, HEBER CITY, UT 84032

In the Matter of (select one)

☒ the Marriage of (for a divorce with
or without children, annulment,
separate maintenance, or
temporary separation case)

Norma Elida Lujan

(name of Petitioner)

and

Mario Lujan

(name of Respondent)

Other parties (if any)

Divorce Decree

264500094

Case Number

Mabey

Judge

Commissioner (domestic cases)

The court decrees:

Divorce

1. Norma Elida Lujan is granted a divorce based on the Declaration of Jurisdiction and Grounds signed by Norma Elida Lujan. The divorce will become final upon entry of the divorce decree.

Children (Utah Code 81-6-101(7))

2. **Norma Elida Lujan and Mario Lujan** do not have any children together.

- We do not have any children together who are minors. A minor is a child under 18 who has not been married or otherwise emancipated.
- We are not expecting a child.
- We do not have incapacitated adult children together who are eligible for child support, or, **Norma Elida Lujan** is not asking for child support for any adult child who is eligible for child support.

Personal property (Utah Code Title 81, Chapters 1, 4, 6, and 9)

3. All personal property not addressed in the divorce should be divided as the parties have already divided it.

Vehicles

4. Vehicles will be divided as follows:

a.

Year: **2018**
Make: **Kia Sorento**
Model: **2018**
VIN: **5XYPGDA56JG405156**
Owner (before divorce): **Norma Elida Lujan**
Current value: **\$7,800.00**
Amounts Estimated: **yes**
Basis of Estimation: **Kelly blue book**
Ownership After Divorce: **Norma Elida Lujan**
Loan: **N/A**

b.

Year: **2019**
Make: **Ford**
Model: **F250 Crew Cab super duty**
VIN: **1FT7W2BT5KEC40845**
Owner (before divorce): **Mario Lujan and Norma Lujan**
Current value: **\$20,310.00**
Amounts Estimated: **yes**
Basis of Estimation: **Kelly blue book**
Ownership After Divorce: **Mario Lujan**
Loan: **N/A**

Bank and credit union accounts

5. Bank and credit union accounts will be divided as follows:

a.

Account Number: **2095**

Account Type: **Checking**

Institution Name: **MACU**

Address: **635 S. Main Street, Heber City UT 84032**

Date Opened: **N/A**

Balance (US Dollars): **\$0.25**

Estimated: **yes**

Estimation basis: **Bank Statement**

Owner: **Norma Elida Lujan**

Co-Owner(s): **N/A**

Divide as follows: **Norma Elida Lujan should be awarded the entire balance of \$0.25 from this money.**

b.

Account Number: **7636**

Account Type: **Checking**

Institution Name: **Wells Fargo**

Address: **5 S. Main Street, Heber City, UT 84032**

Date Opened: **N/A**

Balance (US Dollars): **\$39.03**

Estimated: **yes**

Estimation basis: **Bank Statement**

Owner: **Norma Elida Lujan**

Co-Owner(s): **N/A**

Divide as follows: **Norma Elida Lujan should be awarded the entire balance of \$39.03 from this money.**

c.

Account Number: **0000**

Account Type: **Checking**

Institution Name: **MACU**

Address: **635 S. Main Street, Heber City, UT 84032**

Date Opened: **N/A**

Balance (US Dollars): **\$3,800.00**

Estimated: **yes**

Estimation basis: **Bank Statement**

Owner: **Mario Lujan**

Co-Owner(s): **N/A**

Divide as follows: **Mario Lujan should be awarded the entire balance of**

\$3,800.00 from this money.

d.

Account Number: **PEND**

Account Type: **Checking**

Institution Name: **PENDING**

Address: **PENDING**

Date Opened: **N/A**

Balance (US Dollars): **\$0.00**

Estimated: **yes**

Estimation basis: **Bank Statement**

Owner: **Mario Lujan**

Co-Owner(s): **N/A**

Divide as follows: **Mario Lujan should be awarded the entire balance of \$0.00 from this money.**

Debts

6. Each party will be ordered to assume and pay debts as follows. The party assuming the debt must put the debt in their name and pay it. If they can't put the debt in their name, they must still pay it. If a party pays a debt they are not responsible for, they can recover that amount from the responsible party.

Credit Card Debt

a.

Account Number: **7892**

Institution Name: **Visa**

Address: **P.O. Box 790046 ST. Louis , MO 63179-0046**

Amount owed on debt (in US Dollars): **\$11,881.70**

Minimum Monthly Payment (in US Dollars): **\$350.85**

Owner: **Norma Lujan**

Estimation Basis: **Bill Statement**

The debt will be paid as follows: **Norma Elida Lujan will pay the entire debt.**

Norma Elida Lujan will provide a copy of the divorce decree to the lender.

Real property

7. The parties acquired the following real property during the marriage:

a.

Description: **House**

Address: **1981 S. Daniels Rd, Heber City, Wasatch, Utah 84032 United States**

Tax ID: **OHE-1648-0-008-045 Parcel Number 00-0009-1947**

Legal Description: **Beginning at the point which is South 674.20 feet and East**

33 feet from the West quarter corner of section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, and running South 200 feet thence; thence South 89 deg. 59' East 400 feet, more or less, to the extension irrigation canal; thence up said canal; thence up said canal in a Northeasterly direction 67 feet more or less; thence North 160 feet to an existing fence line thence Westerly along said fence line 450 feet more or less to the point of beginning

Date property acquired: Sep 27, 2012

Names on title: Mario Lujan and Norma Lujan

Original cost: \$387,600

Current value: \$851,050.00

Property values estimated: yes

Estimation basis for property value: Redfin

Disposal: This property will be sold as follows:

Until the property is sold, Norma Elida Lujan and Mario Lujan will have equal use and possession of this property. Norma Elida Lujan and Mario Lujan will be equally responsible for payments, taxes, and insurance until the property is sold.

The proceeds of the sale will be applied as follows:

(i) First, pay expenses of sale.

(ii) Second, pay all mortgages and liens. If there is money still owed on mortgages and liens, the parties will each be responsible for one half of each payment.

(iii) Third, pay all marital debts and obligations.

(iv) Finally, divide any remaining balance equally between the parties.

i.

Creditor: N/A

Names on mortgage: Mario Lujan and Norma Lujan

Date mortgage acquired: Sep 21, 2017

Mortgage balance: \$246,456.63

Monthly payment: \$2,612.70

Mortgage values estimated: no

This mortgage will be paid as follows after the divorce: Mario Lujan and Norma Lujan will be responsible for paying this mortgage until the house is sold. Norma Elida Lujan will provide a copy of the divorce decree to the lender.

ii.

Creditor: N/A

Names on mortgage: Mario Lujan and Norma Lujan

Date mortgage acquired: Mar 8, 2021

Mortgage balance: \$243,709.65

Monthly payment: \$1,453.01

Mortgage values estimated: **yes**

Estimation basis for mortgage balance: **Bank Statement**

This mortgage will be paid as follows after the divorce: **Norma Elida Lujan will pay the entire debt. Norma Elida Lujan will provide a copy of the divorce decree to the lender.**

b.

Description: **house**

Address: **5936 W. Hubbell St, Phoenix , Maricopa, Arizona 85035 USA**

Tax ID: **MAR-4BQ3RUD9 Parcel Number 103-13-609**

Legal Description: **Lot 1581, MARYVALE TERRACE NO.46, according to the plat recorder in book 154 of Maps, page 7, records of Maricopa County, Arizona.**

Date property acquired: **Apr 13, 2012**

Names on title: **Mario Lujan and Norma Elida Lujan**

Original cost: **\$65,000**

Current value: **\$260,000.00**

Property values estimated: **no**

Disposal: **Norma Elida Lujan will receive sole ownership of this property.**

The total equity to be divided is \$260000. Mario Lujan's share is \$130000.

Mario Lujan will have an equitable lien against the property in the amount of \$130000. Mario Lujan will sign a quitclaim deed to Norma Elida Lujan subject to that lien once the divorce is entered. Norma Elida Lujan will pay Mario Lujan \$130000 to satisfy the lien. Once Norma Elida Lujan has paid the lien, Mario Lujan will sign any documents necessary to remove the lien from the property.

i.

Creditor: ,

Names on mortgage: **N/A**

Date mortgage acquired: **N/A**

Mortgage values estimated: **N/A**

This mortgage will be paid as follows after the divorce: **N/A**

c.

Description: **farmland**

Address: **46000 W. 5375 S. Lot 1D, Fruitland, Duchesne , Utah 84027 United States**

Tax ID: **Parcel Number 00-0035-1688**

Legal Description: **Lot 1D, Deer field Subdivision, as amended, according to the official plat thereof as found in the office of the Duchesne County Records Office**

Date property acquired: **Jul 1, 2021**

Names on title: **Mario Lujan and Brissa Yohen Castillo and Jocelyn Lujan and Sadie Karel Lujan and Evelyn Lujan**

Original cost: **\$27,000**

Current value: **\$68,000.00**

Property values estimated: **yes**

Estimation basis for property value: **Google**

Disposal: **Mario Lujan will receive sole ownership of this property.**

i.

Creditor: ,

Names on mortgage: **N/A**

Date mortgage acquired: **N/A**

Mortgage values estimated: **N/A**

This mortgage will be paid as follows after the divorce: **N/A**

d.

Description: **Farmland**

Address: **6416 43270th # 40 S, Fruitland , Duchesne, Utah 84027 United**

States

Tax ID: **DUC-B86MFYD3**

Legal Description: **The South half of Lot 40, Cedar Mountain #6A Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office**

Date property acquired: **Jul 22, 2021**

Names on title: **Norma Elida Lujan, Evelyn Lujan, Sadie Karel Lujan, Jocelyn Lujan, Brissa Yohen Lujan**

Original cost: **\$60,000**

Current value: **\$80,000.00**

Property values estimated: **yes**

Estimation basis for property value: **Google**

Disposal: **Norma Elida Lujan will receive sole ownership of this property.**

i.

Creditor: ,

Names on mortgage: **N/A**

Date mortgage acquired: **N/A**

Mortgage values estimated: **N/A**

This mortgage will be paid as follows after the divorce: **N/A**

e.

Description: **House**

Address: **Ave Independencia y 16 de Sept S/N, Nicolas Bravo, Madera, Chihuahua 31955 Mexico**

Tax ID: Ave Independencia y 16 de Sept S/N

Legal Description: Residential house located 50 meters south of the intersection of Independencia and 16 of Sept. It is on the west side of Independencia Street, in the residential area of the Socorro Rivera neighborhood, in the Nicolás Bravo district, municipality of Madera, in the state of Chihuahua, Mexico. The lot measures 25 meters in width (frontage) and 50 meters in depth.

Date property acquired: Oct 31, 1991

Names on title: Mario Nevarez Lujan

Original cost: \$35,000

Current value: \$35,000.00

Property values estimated: yes

Estimation basis for property value: Around comparatives

Disposal: Mario Lujan will receive sole ownership of this property.

The total equity to be divided is \$35000. Norma Elida Lujan's share is \$17500. Norma Elida Lujan will have an equitable lien against the property in the amount of \$17500. Norma Elida Lujan will sign a quitclaim deed to Mario Lujan subject to that lien once the divorce is entered. Mario Lujan will pay Norma Elida Lujan \$17500 to satisfy the lien. Once Mario Lujan has paid the lien, Norma Elida Lujan will sign any documents necessary to remove the lien from the property.

i.

Creditor: ,

Names on mortgage: N/A

Date mortgage acquired: N/A

Mortgage values estimated: N/A

This mortgage will be paid as follows after the divorce: N/A

f.

Description: Farmland for agricultural and livestock use.

Address: LO. 11 Manzana 512 , Colonia Nicolas Bravo, Municipio Madera, Chihuahua 31955 Mexico

Tax ID: 000-000-735 Folio Number 246913

Legal Description: Rural real property (agricultural/grazing land) located in the municipality of Madera, State of Chihuahua, Mexico, identified under cadastral key No. 000-000-735. Physical location: Lot 11, Block 512, Colonia Nicolas Bravo, Madera, Chihuahua, Mexico. size of property: 10 hectares.

Date property acquired: May 13, 2014

Names on title: Mario Nevarez Lujan

Original cost: \$15,000

Current value: \$20,000.00

Property values estimated: **yes**

Estimation basis for property value: **Comparable properties**

Disposal: **Mario Lujan will receive sole ownership of this property.**

The total equity to be divided is \$20000. Norma Elida Lujan's share is \$10000. Norma Elida Lujan will have an equitable lien against the property in the amount of \$10000. Norma Elida Lujan will sign a quitclaim deed to Mario Lujan subject to that lien once the divorce is entered. Mario Lujan will pay Norma Elida Lujan \$10000 to satisfy the lien. Once Mario Lujan has paid the lien, Norma Elida Lujan will sign any documents necessary to remove the lien from the property.

i.

Creditor: ,

Names on mortgage: **N/A**

Date mortgage acquired: **N/A**

Mortgage values estimated: **N/A**

This mortgage will be paid as follows after the divorce: **N/A**

Business interests

8. The parties' ownership interests in business will be divided as follows:

a.

Business Name: **Bravo Landscaping, LLC.**

Description: **Landscaping maintenance, irrigation, trees, rock walls, snow removal, etc.**

Phone: **(435) 602-0645**

Address: **1981 S. Daniels Rd, Heber City, Utah 84032 United States**

Total Value: **\$80,000**

Percent owned by Petitioner: **0%**

Percent owned by Respondent: **100%**

Percent owned by Petitioner after divorce: **0%**

Percent owned by Respondent after divorce: **100%**

b.

Business Name: **Nueva Imagen Unisex Salon, LLC.**

Description: **Haircuts, colors, highlights.**

Phone: **(801) 318-9845**

Address: **450 W 910 S #101, Heber City, Utah 84032 United States**

Total Value: **\$1,500**

Percent owned by Petitioner: **100%**

Percent owned by Respondent: **0%**

Percent owned by Petitioner after divorce: **100%**

Percent owned by Respondent after divorce: **0%**

Alimony

9. Neither party will pay alimony.

Retirement money

10. The parties do not need a court order about retirement money.

Duty to sign documents

11. The parties will sign all documents necessary to comply with the divorce decree within 60 days from entry of the decree. If a party fails to sign a document within 60 days, the other party may ask the court to appoint someone to sign the document. (Utah Rule of Civil Procedure 70)

Name after divorce

12. **Norma Elida Lujan** changed her name when the parties married. **Norma Elida Lujan's** name will be **Norma Elida Grijalva Ruiz** after the divorce.

Judge's signature may instead appear at the top of the first page of this document.

Date 8/18/26 Signature 
Judge Jennifer A. Mabey
Signature _____
Date _____
Commissioner _____



Approved as to Form.

Other Party
Signature _____

Other Party Name Mario Lujan

Certificate of Service

I certify that I filed with the court and am serving a copy of this Divorce Decree on the following people.

a.

Name: **Mario Lujan**

Method of service: **Hand Delivery**

Address: **1981 S. Daniels Rd, Heber, UT 84032**

Date of Service: **Aug 13, 2026**

08/13/2026

Date

Signature



Norma Lujan

Printed
Name

Norma Lujan