

The Order of the Court is stated below:

Dated: August 31, 2026
11:41:50 AM

/s/ ROGER W. GRIFFIN
District Court Judge



Ryan M. James (10946)
HASKINS JAMES, L.L.C.
Attorneys for Petitioner
6900 South 900 East, Suite 240
Midvale, Utah 84047
Telephone: (801) 561-3344
Facsimile: (801) 561-3440
ryan@haskinsjameslaw.com

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

In the Matter of the Marriage of:

PABLO SANCHEZ-RAMIREZ,

Petitioner,

and

MARIA JUANA SANCHEZ,

Respondent.

DECREE OF DIVORCE

Case No. 254402760

Judge Griffin

Comm. Ito

Petitioner, Pablo Sanchez-Ramirez ("Pablo"), and Respondent, Maria Juana Sanchez ("Maria"), participated in mediation before Robert M. Jepson on July 22, 2026. Pablo was represented by Ryan M. James, and Maria was represented by Juan Carlos Gutierrez. The parties reached a full settlement of all issues raised in this matter during mediation on July 22, 2026, as set forth in their Stipulation and Settlement Agreement. The Court, having previously entered its Findings of Fact and Conclusions of Law and being fully advised in the premises, now therefore, **IT IS HEREBY ORDERED, ADJUDGED, AND DECREED:**

1. **Decree of Divorce.** The parties are granted a Decree of Divorce, effective upon entry, thereby severing the bonds of matrimony previously existing between them on the grounds of irreconcilable differences.

2. **Children.** The parties have no minor children and none are expected.

3. **Marital Home.** The terms of the property division are subject to Pablo performing on his obligation to refinance and cash-out Maria's one-half (1/2) equity interest in the marital residence. If Pablo is unable to cash-out Maria's equity, the terms of the property division, and alimony award may be revisited by way of a temporary award of alimony until the marital residence can be sold.

4. Pablo is awarded the parties' marital residence subject to paying Maria one-half (1/2) of the appraised equity, or one-half 1/2 of the net equity realized by a sale of the real property. The parties shall engage Jerry Webber to conduct a real property appraisal to determine the home's value, and both will share equally in Mr. Webber's appraisal fee. The appraised value establishes the equity for a non-sale cash-out should Pablo retain the property. Pablo shall have 120 days following the entry of the Decree to accomplish the refinance/cash-out. Pablo shall commence the refinance in good faith, and will provide Maria proof of his efforts if he has not refinanced the home within 120 days. If the appraised value is higher than Pablo can afford, Pablo may have 60 days from the day of the appraisal to list property for sale, and the total equity shall be equal to the net sale proceeds, after deducting costs of sale, including commissions, property tax and typical closing costs. If Pablo has not been able to refinance the home within 120 days, or else if Pablo elects to list and actually lists the house within 60 days of

receiving an appraisal that Pablo deems too high to enable a refinance, Maria shall provide a notice of breach and allow a 20-day cure period. If Pablo does not cure the breach, Maria may seek judicial intervention and enforcement, as well as temporary alimony. If the refinance is not accomplished, the home shall be listed for sale and net sale proceeds, after deducting costs of sale, including commissions, property tax and typical closing costs, shall be equally divided by the parties. Pablo is the only party on title. In the event of sale, the parties shall use Roxanne Miller as their realtor. If one or both parties refuse to use Roxanne, or if Roxanne refuses, Pablo shall propose three realtors (or else default to the realtors named in Pablo's Petition), and Maria must choose one of them. The realtor must list the home for sale, making price adjustments as necessary to accomplish a sale. Pablo must work with the realtor in good faith to list and sell the property. Maria may file a notice of interest against the real property, but shall not be allowed to file a lien. In the event that Pablo elects to sell, Pablo must pay Maria \$1,200 per month from the day he elects the sale option until the month the home is sold. Pablo's monthly payments to Maria apply to and shall be deducted from Maria's equity interests.

5. If the home is sold before the Court issues orders awarding Maria temporary alimony or a division of retirement accounts, the equal division of net sale proceeds between the parties at the time of sale shall release Pablo from any further claims asserted by Maria for temporary alimony or a division of retirement accounts. Within 30 days of receiving the payment from Pablo, Maria shall vacate the marital home.

6. **Vehicles.** So long as Pablo pays Maria within 120 days of the entry of the Decree, in

accordance with Paragraphs 3-5 of this Decree, Pablo will receive the Ford F150 and Maria will receive the Acura along with any debt associated with those vehicles. In the event that Pablo does not pay Maria within 120 days, Maria reserves the right to re-open the issues of vehicles.

7. **Retirement Accounts.** So long as Pablo pays Maria within 120 days of the entry of the Decree, in accordance with Paragraphs 3-5 of this Decree, each party will keep the retirement accounts in their own names. In the event that Pablo does not pay Maria within 120 days, Maria reserves the right to re-open the issues of retirement accounts.

8. **Roosevelt Properties.** The parties own two plots of undeveloped land in Roosevelt, Utah. Maria is awarded the plot that is fully paid off. Pablo is awarded the plot that has a mortgage balance and be solely responsible for said mortgage.

9. **Checking & Savings Accounts.** The parties have various checking and savings accounts. So long as Pablo pays Maria within 120 days of the entry of the Decree, in accordance with Paragraphs 3-5 of this Decree, each party will keep the checking and savings accounts in their own names. They will equally divide the money in these accounts.

10. **Debts.** With the exception of the vehicle debt and the Roosevelt property mortgage described above, the parties have no shared marital debts. Any other debts not disclosed herein shall remain the property of the person whose name it is in. Both parties shall hold the other harmless from any penalties associated with such debts.

11. **Personal Property.** Maria is awarded the pet dog, Rocky and her personal items, including her bedroom furnishings and her separate family room furnishings. Pablo is awarded his personal items and any items not specifically awarded to Maria herein.

12. **Deeds and Titles.** Both parties shall sign whatever documents are necessary to transfer title and quit claim deeds or any other documents necessary to implement the Decree of Divorce.

13. **Maiden Name.** Maria shall have the option of restoring her name to Maria Juana Bustamante Negrete, should she so desire.

14. **Attorney's Fees and Costs.** Each party is ordered to assume his or her own legal fees incurred in this action.

**SIGNED AND ENTERED BY THE COURT ON THE DATE AND TIME
STAMPED AT THE TOP OF THE FIRST PAGE OF THIS DOCUMENT**

Approved as to form:

/s/Juan Carlos Gutierrez
JUAN CARLOS GUTIERREZ
Attorney for Respondent
[electronically signed with email permission]

CERTIFICATE OF SERVICE AND RULE 7(j) NOTICE

Pursuant to Rule 7(j) of the Utah Rules of Civil Procedure, I hereby certify that I served the foregoing upon Petitioner herein, this 28th day of July, 2026, by causing a true and correct copy thereof to be emailed to counsel for Respondent as follows:

Juan Carlos Gutierrez
jclaw@gutiaassoc.com

/s/Vanessa Catlett

Notice of objections to this order must be submitted to the Court and counsel within seven (7) days after service. Should no objections to this order be submitted to the Court and counsel within seven (7) after service, this order shall be submitted to the Court for signature and entry.