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IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH

shadow run owners association ii, inc., a Utah non-profit corporation, Plaintiff, -vs- JOEL RAMIREZ, an individual Defendants.	DEFAULT JUDGMENT Civil No. 269910402 Judge: Linda Jones Discovery Tier 2
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Based upon the default of the Defendant Joel Ramirez, the pleadings on file, proper notice to the Defendant, and good cause appearing, it is hereby

ORDERED, ADJUDGED AND DECREED that a Default Judgment be issued as follows:

1. Judgment is granted in favor of Plaintiff and against Defendants. The amount of the judgment debt owing to the Association is itemized as follows:

Description	Amount
Notice of Lien Delinquent Amount	\$2,389.37
Assessments incurred since the filing of the Notice of Lien (August 2025-May 2026)	\$1,337.00
Late fees incurred since the filing of the Notice of Lien (May 2025-May 2026)	\$250.00
Costs of Collection Incurred	\$402.40
Attorneys Fees Incurred	\$1,703.75
Interest accrued at 18% calculated July 28, 2025 thru May 28, 2026	\$618.65
Total Amount Due	\$6,701.17

2. Post-judgment interest shall accrue at the rate of 18% per annum from the entry of judgment through the date of sale or the amount is paid in full as provided Article V, Section 5.15 of the Association's Covenants, Conditions, Restrictions and Easements, Shadow Run at Rosecrest II, A Residential District on file with the Salt Lake County Recorder's Office, recorded on August 11, 2016 as Entry No. 13692721 and Utah Code §§ 15-1-1 & 57-8a-301(3).

3. Added to this judgment at the time of sale shall be all sums reasonably expended by the Plaintiff for the protection and preservation of the property or the plaintiff's interest.

4. This judgment may be augmented in the amount of after-accruing assessments, fines and reasonable costs and attorney fees expended in collection said judgment by execution or otherwise as shall be established by affidavit.

5. Plaintiff's lien, recorded July 28, 2025 as Instrument No. 14414528 is a valid lien upon the premises, subject only to outstanding real estate taxes of record and encumbrances that recorded prior to Plaintiff's Notice of Lien which Notice of Lien is hereby foreclosed and the said real estate as hereinafter described shall be sold at public auction for cash by the Sheriff of Salt Lake County, State of Utah, or his authorized deputy, retaining his fees, disbursements, and commissions. The real estate upon which the Notice of Lien is herein foreclosed and upon which this order of sale is directed is described as follows:

Unit SRS-66-321, Shadow Run II Subdivision, Phase 5, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah as Entry No. 12505712 in Book 2017P at Page 65, of Official Records. Together with a non-exclusive right and easement of use and enjoyment in and to the Common and Limited Common Areas described, and as provided for, in said Plat and Declaration(s) of Covenants, Conditions, and Restrictions.

Subject to such perpetual easements and rights of ingress and egress on, over, under, through, and across the lots which are associated with the utilities and private streets in said development.

Together with all rights, privileges and appurtenances belonging or in anyway appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Parcel No. 33-07-277-026-0000
Commonly known as 14564 S Trailhead Drive, Herriman, Utah 84096

6. That the premises hereinabove described will be sold at public auction at the Courthouse in the City of Salt Lake, County of Salt Lake, State of Utah, by or under the direction of the Sheriff of said County, upon notice and in the manner provided by law for the sale of real property upon execution, all as directed in the Order of Sale.

7. The liens, claims, and/or other interests held by Defendants, any person in possession, and any other entities or individuals whose interest came of record after the commencement of this action, are subsequent and inferior to the lien of the Plaintiff herein and Defendants shall have no right to a homestead exemption.

8. Any and all liens, claims, and/or other interests of Defendants are inferior, junior and subordinate to the Notice of Lien being foreclosed and Defendants are hereby barred and foreclosed from any estate, interest, lien, or other claim upon the property, subject only to the right of redemption as provided by law.

9. Plaintiff is allowed to credit bid at the sale the amount its owed pursuant to the Judgment. Plaintiff is allowed to become the purchaser of the property if there are no bidders present placing a bid higher than Plaintiff's bid.

1. Following the sale, the Sheriff of Salt Lake County be ordered to execute and deliver a Certificate of Sale as required by law, and that upon the expiration of the period of redemption as prescribed by law, the Sheriff be ordered to execute and deliver a deed to the purchaser of the Property and that the purchaser be let into possession of the Property;

2. That Plaintiff may have judgment and execution against the Defendant for any deficiency that may remain after applying the proceeds (if any) from the sale of the Property to the satisfaction of the judgment;

3. That in the event there are any excess funds from the Sheriff's sale that such funds be deposited with the Court;

4. Jurisdiction in this matter is hereby reserved and retained for the purpose of making such further orders as may be necessary in order to effectuate the terms of this Judgment, to correct any mathematical or typographical or other minor errors, or to take such other steps as may be necessary to fully resolve the issues presented in this matter.

5. For such other relief as the Court deems proper.

Entered as indicated by the signature and date set forth at the top of the first page.

-----**END OF ORDER**-----