

J. Tayler Fox (12092)
John Tipton (17334)
DENTONS DURHAM JONES PINEGAR P.C.
111 South Main, Suite 2400
Salt Lake City, Utah 84110-4050
Telephone: (801) 415-3000
tayler.fox@dentons.com
john.tipton@dentons.com

Attorneys for HYLL Plumbing, LLC

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

HYLL PLUMBING, LLC, a Utah limited liability
company;

Plaintiff

vs.

CHICAGO ST. TOWNHOMES PROPERTY,
LLC; MAKERS LINE, LLC; DOE SURETY;
and Does 1-10,

Defendants

**AMENDED
DEFAULT JUDGMENT**

Civil No. 240903123

Judge Laura Scott

The Order of the Court is stated below:

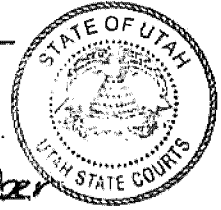
Dated: September 17, 2024
01:16:39 PM


/s/ LAURA SCOTT
District Court Judge



J. Tayler Fox (12092)
John Tipton (17334)
DENTONS DURHAM JONES PINEGAR P.C.
111 South Main, Suite 2400
Salt Lake City, Utah 84110-4050
Telephone: (801) 415-3000
tayler.fox@dentons.com
john.tipton@dentons.com

STATE OF UTAH
COUNTY OF Salt Lake
I hereby certify that the document to
which this certificate is attached is a
full, true and correct copy of the
original filed in the Utah State Courts.
WITNESS my hand and seal
this 18 day of September
2024
DISTRICT/JUVENILE COURT




CLERK

Attorneys for *HYLL Plumbing, LLC*

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

HYLL PLUMBING, LLC, a Utah limited liability
company;

Plaintiff

vs.

CHICAGO ST. TOWNHOMES PROPERTY, LLC;
MAKERS LINE, LLC; DOE SURETY;
and Does 1-10,

Defendants

**AMENDED
DEFAULT JUDGMENT**

Civil No. 240903123

Judge Laura Scott

Having been properly served with a summons and the Complaint, Defendants Chicago St. Townhomes Property, LLC and Makers Line, LLC have each failed to appear and answer the Complaint within the time required under Utah R. Civ. P. 12. Default has been entered against each Defendant, and the Court hereby ORDERS, ADJUDGES, and DECREES as follows:

1. On Plaintiff's First and Second Causes of Action, judgment is hereby entered in favor of Plaintiff and against Defendant Makers Line, LLC in the amount of \$182,718.00, as well as pre- and post-judgment interest at the statutory rate under Utah Code § 15-1-1.
2. On Plaintiff's Third Cause of Action, judgment is hereby entered in favor of Plaintiff.

a. Plaintiff is entitled by Utah Code § 38-1a-301 to record and enforce its lien against the subject Property located in Salt Lake County, Utah, which is more particularly described as follows.

08-35-456-009-0000 \$15,629.67
COM 1 FT W & 38.75 FT S OF NW COR LOT 2 BLK 57 PLAT C SLC SUR E 124 FT S 41.25 FT W 124 FT N 41.25 FT TO BEG 5667-1437,1441,1443 10714-1959

08-35-456-010-0000 \$15,629.67
COM 1 FT W & 80 FT S OF NW COR LOT 2 BLK 57 PLAT C SLC SUR E 124 FT S 41.25 FT W 124 FT N 41.25 FT TO BEG 7136-1479 7155-0327 9335-4839 10948-6226

08-35-456-011-0000 \$15,629.67
COM 451.25 FT S FR NW COR LOT 7, BLK 57, PLAT C, SLC SUR; E 123 FT; S 41.25 FT; W 124 FT; N 41.25 FT; E 1 FT TO BEG 4537-1065 5685-0729 09839-0787 10714-1941 11094-6003

08-35-456-012-0000 \$15,629.67
COM 1 FT W & 81 FT N OF SW COR LOT 2 BLK 57 PLAT C SLC SUR N 86.5 FT E 124 FT S 86.5 FT W 124 FT TO BEG 5551-1483 5578-2506 5706-2554 09839-0790 10714-1939 11094-6003

08-35-456-013-0000 \$15,629.67
COM 1 FT W OF SW COR LOT 2 BLK 57 PLAT C SLC SUR N 81 FT E 67 FT S 81 FT W 67 FT TO BEG 6533-2092 9522-2929, 2927

08-35-456-014-0000 \$15,629.67
COM 66 FT E OF SW COR LOT 2 BLK 57 PLAT C SLC SUR N 81 FT E 57 FT S 81 FT W 57 FT TO BEG 6533-2093 9522-2925, 2927, 2929

b. Plaintiff's lien meets the requirements of Utah Code § 38-1a-502 and § 38-1a-701, and is therefore valid and enforceable against the subject Property.

c. Plaintiff's lien shall constitute a claim against the subject Property as follows:

- i. Principal: \$182,718.00;
- ii. Pre-judgment interest pursuant to Utah Code § 38-1a-309;
- iii. Pre-judgment attorneys' fees in the amount of \$10,038.50.
- iv. Pre-judgment costs in the amount of \$1,262.42.

v. Post-judgment interest, post-judgment costs, and post-judgment attorneys' fees as allowed by contract, law, or Utah Code §§ 38-1a-706 and -707.

d. Plaintiff's lien is prior to and superior to the interests of each Defendant.

e. Plaintiff is hereby granted a Decree of Foreclosure and Order of Sale related to the subject Property.

f. Upon the instruction of Plaintiff, the Sheriff of Salt Lake County is ordered and directed to conduct a sale of the subject Property and apply the proceeds from the sale, first to the costs of sale; second, to the satisfaction of Plaintiff's lien, interest, court costs, and attorneys' fees; and that any surplus be given to the rightful claimants and owners.

3. On Plaintiff's Fourth Cause of Action, judgment is hereby entered in favor of Plaintiff and against Defendant Makers Line, LLC and Defendant Chicago St. Townhomes Property, LLC, jointly and severally, in the amount of \$182,718.00, as well as pre- and post-judgment interest at the statutory rate under Utah Code § 15-1-1.

4. This Judgment shall be augmented in the applicable amount of pre- and post-judgment interest as allowed by Utah Code § 38-1a-309, § 38-1a-706, § 38-1a-707, and § 15-1-1.

5. This Judgment shall be augmented in the applicable amount of pre- and post-judgment reasonable costs and attorneys' fees as allowed by Utah Code § 38-1a-706 and § 38-1a-707.

6. This Judgment shall be augmented in the amount of reasonable costs and attorneys' fees in enforcing and collecting this Judgment by execution or otherwise.

*******END OF JUDGMENT*******

***** Entered by the Court on the date indicated by the Court's Seal at the top of the first page*****

J. Tayler Fox (12092)
John Tipton (17334)
DENTONS DURHAM JONES PINEGAR P.C.
111 South Main Street, Suite 2400
Salt Lake City, UT 84110-4050
Telephone: (801) 415-3000
tayler.fox@dentons.com
john.tipton@dentons.com

Attorneys for Plaintiff/Judgment Creditor Hyll Plumbing, LLC

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

HYLL PLUMBING, LLC, a Utah limited liability company;

Plaintiff,

vs.

CHICAGO ST TOWNHOMES PROPERTY, LLC; MAKERS LINE, LLC; DOE SURETY; and Does 1–10,

Defendants.

**JUDGMENT INFORMATION
STATEMENT**

Case No. 240903123

Judge Laura Scott

Plaintiff Hyll Plumbing, LLC is a judgment creditor in the above-captioned case and provides the following information in compliance with Utah Code section 78B-5-201.

1. The correct name of the judgment debtor is **Chicago St Townhomes Property, LLC.**
2. The correct last known address of the judgment debtor is:
**537 W 600 S, Suite 400
Salt Lake City, UT 84101**
3. The address at which the judgment debtor received service of process is:
**2970 Devonshire Circle
Salt Lake City, UT 84108**
4. The judgment debtor is not a natural person.

5. The name and address of the judgment creditor is:

Hyll Plumbing, LLC
1565 W. Hillfield Rd., Suite 102
Layton, UT 84041

6. The amount of the judgment is **\$194,018.92**, with pre-judgment interest and post-judgment interest accruing at the statutory rate until paid in full.

7. The judgment was entered on August 8, 2024, and an amended judgment was entered on September 17, 2024.

8. The judgment has not been stayed.

9. The judgment creditors have reviewed their records, the records of their attorney, and the records of the court in which the judgment was entered. Any information required by law but not provided by this statement is unknown and unavailable.

10. A certified copy of the judgment is recorded herewith.

DATED September 18, 2024.

DENTONS DURHAM JONES PINEGAR P.C.

/s/ John Tipton _____

J. Tayler Fox

John Tipton

Attorneys for Plaintiff/Judgment Creditor