



1Troy K. Walker, USB # 7663  
TROY K. WALKER, P.C.  
Attorneys for Plaintiff  
136 West 12300 South, Suite 201  
Draper, Utah 84020  
Telephone: (801) 553-1700  
Facsimile: (801) 610-1335  
troykwalker@gmail.com

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ENT 18485:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Mar 14 03:22 PM FEE 40.00 BY MG  
RECORDED FOR Fidelity National Title of  
ELECTRONICALLY RECORDED

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

VALOR INVESTMENTS LLC,  
Plaintiff,  
vs.  
JESSE SILVA,  
Defendant.

## DEFAULT JUDGMENT

Civil No.250400586

Judge: Robert C. Lunnen

JESSE SILVA,

**Defendant.**

The Defendant has failed to plead or otherwise defend in this action and default has been entered.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS: Plaintiff is awarded judgment against Defendant in the amount of:

\$17,600.00 Principal; Rent due  
\$ 6,193.52 Treble damages from: February 5, 2025 to February 11, 2025  
\$ 2,507.75 Attorney Fees;  
\$ 275.00 Service of process fee  
\$ 395.00 Court Costs;  
\$26,971.27 TOTAL JUDGMENT

Judgement shall bear interest on the total judgment at the legal rate as provided by law from the date of this judgment until paid, plus after-accruing costs and attorney fees.

**\*\*Executed and entered by the Court as indicated by the date and seal at the top\*\***

END OF DOCUMENT

**Judgment Information Statement**

(Utah Code 78B-5-201.) (This document is not filed with the court. It is filed with the county recorder.)

My name is Ti Dyphibane and I am the manager of Valor Investments LLC, and the judgment creditor in the following court case:

Case name (Example: Party v. Party)	Valor Investments, LLC, Plaintiff, vs Jesse Silva, Defendant
Case number	Case Number: 250400586
Court name and county (Example: Third District Court, Tooele County)	In the Fourth District Court In and for Utah County State of Utah

I provide the following information in compliance with Utah Code Section 78B-5-201.

1. The correct name of the judgment debtor is

Jesse Silva

2. The correct last known address of the judgment debtor is:

19 East Elk Court, Alpine, Utah 84004

3. The address at which the judgment debtor received service of process is:

4428 North Summer Drive, Lehi, UT 84043

4. The judgment debtor is (choose one):

a natural person, and (if known)

Last four digits of Social Security Number	Not Known
Date of birth	Not Known
Driver license number	Not Known

is not a natural person (For example, a business.).

5. The name of the judgment creditor is: Valor Investments LLC

6. The amount of the judgment is: \$ 26,971.27.

7. The judgment was entered on: February 25, 2025 (date).
8. The judgment (Choose one.):  
 has been stayed and the stay expires on \_\_\_\_\_ (date).  
 has not been stayed.
9. The judgment creditor has reviewed their records, the records of their attorney (if there is one), 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. (Utah Code 78B-5-201.)

**Plaintiff/Petitioner or Defendant/Respondent**

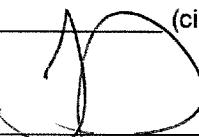
I declare under criminal penalty under the law of Utah that everything stated in this document is true.

Signed at Draper, Utah \_\_\_\_\_ (city, and state or country).

3/14/25

Date

Signature ►



Printed Name

Ti Dymphane

**Attorney or Licensed Paralegal Practitioner of record (if applicable)**

Date

Signature ►

Printed Name

FOURTH JUDICIAL DISTRICT - PROVO DISTRICT COURT  
UTAH COUNTY, STATE OF UTAH

VALOR INVESTMENTS LLC vs. JESSE SILVA

CASE NUMBER 250400586 Eviction

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CURRENT ASSIGNED JUDGE

TONY F GRAF JR

PARTIES

Plaintiff - VALOR INVESTMENTS LLC  
Represented by: TROY WALKER

Defendant - JESSE SILVA

ACCOUNT SUMMARY

Total Revenue Amount Due:	250.00
Amount Paid:	250.00
Amount Credit:	0.00
Balance:	0.00

REVENUE DETAIL - TYPE: COMPLAINT 2K-10K

Amount Due:	200.00
Amount Paid:	200.00
Amount Credit:	0.00
Balance:	0.00

REVENUE DETAIL - TYPE: GARNISHMENT

Amount Due:	50.00
Amount Paid:	50.00
Amount Credit:	0.00
Balance:	0.00

CASE NOTE

PROCEEDINGS

02-06-2025 Case filed by efiler  
02-06-2025 Judge ROBERT C LUNNEN assigned.  
02-06-2025 Note: discovery tier set to Exempt  
02-06-2025 Filed: Complaint  
02-06-2025 Fee Account created Total Due: 200.00  
02-06-2025 COMPLAINT 2K-10K Payment Received: 200.00  
02-06-2025 Filed: Return of Electronic Notification  
02-06-2025 Filed: Ex A to Complaint  
02-06-2025 Filed: Ex B to Complaint  
02-06-2025 Filed: Ex B to Complaint  
02-06-2025 Filed: Return of Electronic Notification  
02-10-2025 Filed return: Summons on Return  
Party Served: JESSE SILVA

Service Type: Personal

Service Date: February 07, 2025

Garnishee:

02-10-2025 Filed: Return of Electronic Notification  
02-25-2025 Filed: Affidavit of Attorney Fees and Costs Military Service  
Affidavit  
02-25-2025 Filed: Affidavit/Declaration Affidavit of Treble Damages  
02-25-2025 Filed: Default Certificate (Proposed)  
02-25-2025 Filed: Judgment (Proposed)  
02-25-2025 Filed: Default Certificate  
02-25-2025 Filed judgment: Judgment  
    Judge ROBERT C LUNNEN  
    Signed February 25, 2025  
02-25-2025 Judgment Entered - Amount \$26776.27  
02-25-2025 Filed: Return of Electronic Notification  
02-25-2025 Filed: Return of Electronic Notification  
02-25-2025 Filed: Return of Electronic Notification  
02-27-2025 Case Disposition is Judgment  
Disposition Judge is ROBERT C LUNNEN  
03-25-2025 Filed: Application for Writ of Garnishment  
03-25-2025 Filed: Writ of Garnishment - Non Wage (Proposed)  
03-27-2025 Judgment # 1 Modified 26,971.27

rlunnen

cubbym

Creditor : VALOR INVESTMENTS LLC  
Debtor : JESSE SILVA  
    26,971.27 Total Judgment  
26,971.27 Judgment Grand Total

03-27-2025 Issued: Writ of Garnishment - Non Wage  
    Clerk CUBBY MCCLURE  
03-27-2025 Fee Account created Total Due: 50.00  
03-27-2025 GARNISHMENT Payment Received: 50.00  
03-27-2025 Filed: Return of Electronic Notification  
08-01-2025 Judge TONY F GRAF JR assigned.

Utah Court Case Search

Party Details X

## All Parties

Case Number	Case Type	Party Name	Party Type	Birth Date	Action
250400586	EV	JESSE SILVA	DEF	44 DEF	
250400586	EV	VALOR INVESTMENTS LLC	PLA	UN	

Search Result

County

UTAH

UTAH

## Debtors

Party Name	SSN	Country	Driver License #	Driver License
JESSE SILVA				

## Creditors

## Party Name

VALOR INVESTMENTS LLC

Close