

3633556  
BK 8830 PG 725



Code Compliance Division  
55 South State Street  
Clearfield, Utah 84015  
(801) 525-2845

## DEFAULT JUDGMENT

CASE Number: 25-00355

Parcel Number: 12-003-0042

Compliance Officer: Ben Allan

E 3633556 B 8830 P 725-726  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
9/11/2025 1:35 PM  
FEE 0.00 Pgs: 2  
DEP NM REC'D FOR CLEARFIELD  
CITY

TRUE REAL ESTATE HOLDINGS LLC, C/O UHB INVESTMENTS  
LLC  
765 W 800 S  
SALT LAKE CITY, UT 84104

RETURNED

SEP 11 2025

Violation Address: 246 E 200 S

### Property Description:

BEG AT A PT 184.28 FT W FR NE COR OF NW 1/4 OF SW 1/4 OF SEC 1-T4N-R2W, SLM, TH S 0°05' W 144.4 FT, TH E 101.28 FT, TH N 0°05' E 144.4 FT, TH W 101.28 FT TO BEG. CONT. 0.33 ACRES

### Summary of Notice of Violation:

#### Inspection

Date	Notes
06/30/2025	While following up on a complaint received on this property, I stopped by and observed that the weeds throughout the yard are significantly overgrown, exceeding the 6-inch height limit. Likewise, the weeds are so overgrown that they are obstructing the sidewalk. The complainant also reported that a couple of trees near the property line have fallen and are resting on the structure. These trees appear to be shifting over time and slide down the structure, causing them to encroach onto the neighboring property's driveway access and requiring the complainant to repeatedly cut them back. Additionally, the complainant expressed concern about transient-like individuals seen periodically around the property and noted that the building does not appear to be properly secured. During my inspection, I observed that the side door to one of the main structures was unsecured and left open, as was the door to an accessory structure (shed). Photo evidence and documentation added to the case file.
07/01/2025	Mailed RFC to information on record with Davis County. TRUE REAL ESTATE HOLDINGS LLC, C/O UHB INVESTMENTS LLC, 765 W 800 S, SALT LAKE CITY, UT 84104.
08/18/2025	The property owner failed to request a re-inspection, request an extension, and/or did not adequately address all violations specified in the Request for Compliance. As a result, a default judgment has been issued against the property for non-compliance.



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### Affirmed Administrative Penalty and Costs:

The responsible person(s), TRUE REAL ESTATE HOLDINGS LLC, C/O UHB INVESTMENTS LLC, having failed to timely request a hearing, following service of the notice at issue, or having failed to attend and participate in a requested hearing, is hereby found to be in Default in the amount of \$ 700.00. All fees shall be paid to the Clearfield City Customer Service Center on the First Floor of the Clearfield City Hall, 55 South State Street, Clearfield, Utah 84015. A default judgment is final and non-appealable. All penalties may be filed with the County recorder as a lien on the listed property, and the City may abate the violations at the owner's expense.

**Required Action by Responsible Person(s):** TRUE REAL ESTATE HOLDINGS LLC, C/O UHB INVESTMENTS LLC (Responsible Party) shall pay the \$700.00 penalty accrued for the violation of Clearfield City Code Section 5-1-3-22, 5-1-3-12, and 5-1-3-24 after having received Request for Compliance (RFC) and failing to come into compliance or request a re-inspection by the compliance date listed on the RFC. The penalty shall be paid within 15 days following service of this default judgment or the Responsible Party may submit a Motion to Set Aside this default judgment and to show good cause why this judgment should be set aside. The Responsible Party shall cure the violations outlined in the RFC as described in required remedies within 15 days following service of this default judgment or be subjected to further penalties. If Responsible Party fails to bring the property into compliance, Clearfield City may enter the yard area to cause abatement of violations and the Responsible Party shall pay the costs of such abatement according to Clearfield City Code.

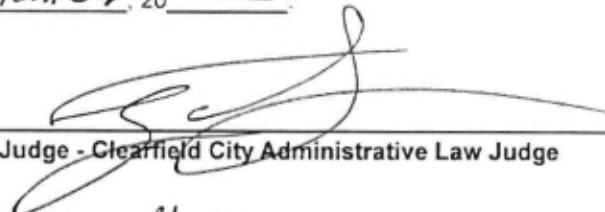
Payment of the monetary penalty does not relieve the responsible person(s) of the duty to correct the violation. Once the violations have been corrected and/or stopped, the responsible person(s) shall request a compliance inspection and Notice of Compliance form from the Code Compliance Division to bring this matter to a conclusion. A re-inspection fee of \$150.00 must be paid in advance of scheduling a re-inspection.

### Performance Bond Required:

Amount: \$ N/A

NO

IT IS SO ORDERED, this 5 day of September, 2025:

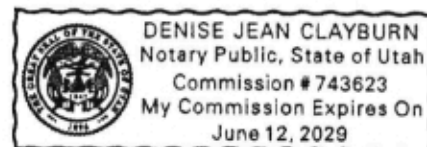
  
Law Judge - Clearfield City Administrative Law Judge

On this 5 day of Sept, in the year 2025, before me Denise Clayburn [Notary Public Name] a notary public, personally appeared Tyson K Skeen [Name of Document Signer], proved on the basis of satisfactory evidence to the person(s) whose name(s) IS (is/are) subscribed to this instrument, and acknowledged he (he/she/they) executed the same.

Witness my hand and official seal

  
Notary Public Signature

My commission expires on 6/12/2029



Further information regarding a default judgment and how to request to set aside a default judgment as well as the entire Administrative Code Enforcement Procedures can be found online in the Clearfield Municipal Code at <https://clearfield.city/>