

When Recorded Return to:
JAMES & KNOX, PLLC
2150 South 1300 East, Ste. 500
Salt Lake City, Utah 84106

NOTICE OF JUDGMENT LIEN

NOTICE IS HEREBY GIVEN that the undersigned, on behalf of BRENT PEASNALL and TESS PEASNALL, pursuant to a judgment entered against Joshua D. Dixon and Tori Dixon, claims an interest in and to the following real property located in Tooele County, State of Utah, described as follows:

Name of the owner against which the lien is filed: Joshua D. Dixon

Address of property against which the lien is filed: Lot 211, Holt Meadows Plat B Subdivision

Also known as: 794 E. 890 N. Tooele, Utah 84074

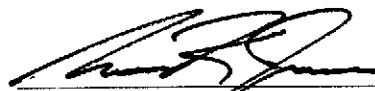
Assessor's Parcel Number: 12-002-0-0211

The above identified property owned by Joshua D. Dixon is subject to a judgment lien. The judgment forming the basis for this lien and claim of interest in and to the above-described real property was entered against Joshua D. Dixon and Tori Dixon on April 27, 2022, in the Third District Court for Tooele County, Tooele Department, State of Utah, in the amount of FORTY-ONE THOUSAND, FIVE HUNDRED SEVENTY-FIVE DOLLARS (\$41,575.00), plus after accruing interest, costs, and attorneys fees from the date of judgment until paid. *See Exhibit A attached herewith.*

Lien Claimants: Brent Peasnall and Tess Peasnall, Attn. James & Knox, PLLC, 2150 South 1300 East, Ste. 500, Salt Lake City, Utah 84106; isaac@jamesknoxlaw.com

DATE FILED: May 12, 2022.

Article No. for Certified Mail Receipt:
9414 7266 9904 2183 2145 69

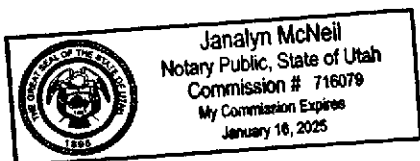


By: Isaac K James
JAMES & KNOX, PLLC
Attorneys for Lien Claimants

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

Isaac K James, personally appeared and acknowledged that he has knowledge of the facts set forth in the claim of lien and that he believes that all statements made in the claim of lien are true and correct.

Subscribed and sworn to before me on May 12, 2022.



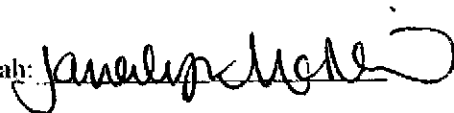
Notary Public for Utah: 

EXHIBIT A



Isaac K James (12127)
JAMES & KNOX, PLLC
2150 South 1300 East, Ste. 500
Salt Lake City, Utah 84124
Telephone: (801) 810-7779
Email: isaac@jamesknoxlaw.com
Attorneys for Brent & Tess Peasnall

IN THE THIRD DISTRICT COURT IN AND FOR TOOELE COUNTY,

STATE OF UTAH, TOOELE DEPARTMENT

BRENT PEASNALL, an individual; and TESS
PEASNALL, an individual,

Plaintiffs,

vs.

JOSHUA D. DIXON, an individual, TORI
DIXON, an individual,

Defendants.

**AMENDED
DEFAULT JUDGEMENT**

Case No. 220300348

Judge: Teresa Welch

In the above action Defendants, Joshua D. Dixon and Tori Dixon, have failed to plead or otherwise defend in response to the Complaint in this action and default has been entered.

IT IS THEREFORE ORDERED that Plaintiffs be awarded Judgment against said Defendants in the amount of:

- \$30,000.00 – Unpaid Principal on Promissory Note
- \$ 1,200.00 – Unpaid Origination Fee per Promissory Note
- \$ 5,700.00 – Accrued Interest at 12% per Promissory Note (19 mos. through Apr. 2022)
- \$ 475.00 – Accrued Costs to Date of Judgment
- \$ 4,200.00 – Attorneys Fees per Promissory Note
- \$41,575.00 – TOTAL JUDGMENT**

with interest on the total Judgment at 12% per annum from the date of this judgment until paid, pursuant to the terms of the Promissory Note.

IT IS FURTHER ORDERED that upon application to the Court and upon Court approval, this judgment may be augmented in the amount of reasonable costs and attorney fees expended in enforcing or collecting said judgment by execution or otherwise as shall be established by affidavit.

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

The Court signature, seal, and date of this Order appear at the top of the first page of this document.

AFTER RECORDING PLEASE RETURN TO:

JAMES & KNOX, PLLC
Isaac K James (12127)
2150 South 1300 East, Ste. 500
Salt Lake City, UT 84106
Tel: (801) 810-7779

Attorneys for Plaintiff

Tax Parcel Identification Number: 12-002-0-0211

Legal Description: ALL OF LOT 211, HOLT MEADOWS PLAT B

JUDGMENT INFORMATION STATEMENT

1. The correct names of the judgment debtors are Joshua D. Dixon and Tori Dixon.
2. The last known address of the judgment debtors is 794 East 890 North, Tooele, UT 84074.
3. The address at which the judgment debtor received service of process is 794 East 890 North, Tooele, UT 84074.
4. Joshua D. Dixon's date of birth is March 6, 1980, and his Social Security Number is XXX-XX-0794.
5. Tori Dixon's date of birth is June 30, 1981, and her Social Security Number is XXX-XX-6750.
6. The names of the judgment creditors are Brent and Tess Peasnell.
7. The address of the judgment creditor is James & Knox, PLLC, c/o 2150 South 1300 East, Ste. 500, Salt Lake City, UT 84106.
8. The amount of the judgment is **\$41,575.00**. The judgment has not been satisfied.
9. The judgment was entered on April 26, 2022 and later amended on April 27, 2022.
10. The judgment has not been stayed.
11. The judgment creditor has reviewed its own records, the records of its attorney and the records of the court in which the judgment was entered. Any information required by Utah Code § 78B-5-201, but not provided in this statement is unknown and unavailable.