



ENT 78107 2024 PG 1 of 5  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Nov 6 02:19 PM FEE 40.00 BY AC  
RECORDED FOR FOX, JAMES DANIEL

**Prepared by and Return to:**

James Daniel Fox  
11594 S Sanders Rd  
Sandy, UT 84094  
PH# 801-604-6461  
Email danielf61@gmail.com  
Owner of Debt

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**IN THE 4TH JUDICIAL DISTRICT  
IN AND FOR UTAH COUNTY, STATE  
OF UTAH**

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**JAMES DANIEL FOX**

Plaintiff(s)

Vs.

**STUART FOX**

Defendant(s).

**NOTICE OF LIS PENDENS**

Case No.:

Judge:

**TO ALL INTERESTED PARTIES REGARDING THE REAL PROPERTY DESCRIBED  
BELOW:**

Notice is hereby given that an action has been commenced and is now pending in the above-entitled Court on the Complaint of the above-named Plaintiff(s) against the above-named Defendant(s). The object of the said action is:

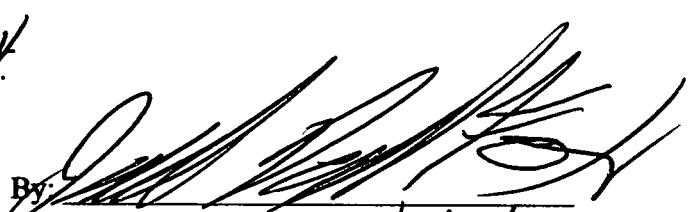
**Plaintiff is owed a substantial amount of money and Defendant Personally Guaranteed the payment of said amount. Having not performed Plaintiff is moving to a judgement of foreclosure of below stated property owed by Plaintiff to satisfy the debt. Stated debts are presented as exhibits below**

The above-entitled action will affect the title and/or the right of possession of certain real property situated in **Utah** County, State of Utah, and more particularly described as follows:

**ADDRESS**

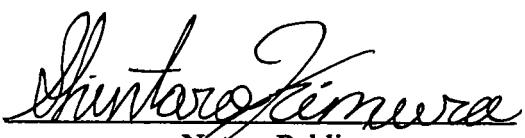
1025 e 690 s  
Orem, UT 84097  
Tax ID 51-088-027  
**Legal Description**  
Lot 27, PLAT A, RIVER BREEZE HAVEN SUB

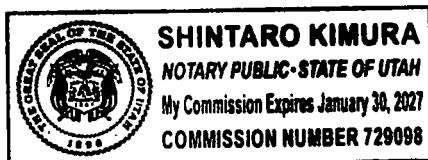
Dated this 25<sup>th</sup> day of October, 2025.

By:   
Capacity: James D. Fox

STATE OF Utah :ss.  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 25 day of October, 2025  
by James D. Fox.

  
Shintaro Kimura  
Notary Public



## TRANSACTIONAL FUNDING LOAN AGREEMENT

\$140,500

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Date: November 10, 2023

**Borrower's Promise to Pay** - For value received and intending to be legally bound hereby, Nomadic Flips LLC, a Utah limited liability company, having an office located at 1145 S 800 E #140 Orem UT 84097 (hereinafter referred to as "Borrower"), agrees to pay Fox Family Legacy LLC (hereinafter referred to as "Lender"), the principal sum of **One Hundred Forty Thousand Five Hundred Dollars** (\$140,500) plus \$2,810 as a "usage fee" for the short term use of these funds. These funds are to secure and provide acquisition funds for 1316 E Knox St Galesburg IL 61401. These funds are to be returned within 7 business days plus the usage fee.

1. **Loan Term** - The "Loan Term" shall be 7 business days from when the funds are wired to the borrower
2. **Payment** – Borrower shall make one payment of all outstanding principal & the usage fee of \$2,810 to the Lender - \$143,310 in total within 7 business days to complete this transaction
3. **Personal Guarantee** - In the event the Borrower is not able to pay back this loan, Stuart Fox personally guarantees loan repayment through any and all means necessary at his disposal and is personally liable for any principal and other fees not repaid by Borrower according to the terms of this note

**IN WITNESS WHEREOF**, Borrower has executed this instrument the day and year first above written.

**Borrower**

DocuSigned by:



B57A0FC2E55EA442

Nomadic Flips LLC

**Lender**

DocuSigned by:



F36076402220467

Fox Family Legacy LLC

**Personal Guarantee**

DocuSigned by:



B57A0FC2E55EA442

Stuart Fox, Personal Guarantee

## TRANSACTIONAL FUNDING LOAN AGREEMENT

\$100,000

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Date: October 27, 2023

**Borrower's Promise to Pay** - For value received and intending to be legally bound hereby, Nomadic Flips LLC, a Utah limited liability company, having an office located at 1145 S 800 E #140 Orem UT 84097 (hereinafter referred to as "Borrower"), agrees to pay Fox Family Legacy LLC (hereinafter referred to as "Lender"), the principal sum of **One Hundred Thousand Dollars (\$100,000.00)** plus **One Point (1%)** or \$1,000 as a "usage fee" for the short term use of these funds. These funds are to secure and provide acquisition funds for 1 39th Ave N, Birmingham, AL 35207. These funds are to be returned within 4 business days plus the 1% usage fee. An additional Ten Points (10%) or \$10,000 shall be paid when this transaction closes as a payment towards outstanding funds owed to Fox Family Legacy LLC.

- 1. Loan Term** - The "Loan Term" shall be 4 business days from when the funds are wired to the borrower
- 2. Payment** - Borrower shall make one payment of all outstanding principal & the usage fee of \$1,000 to the Lender PLUS an additional \$10,000 - \$111,000 in total within 4 business days to complete this transaction
- 3. Personal Guarantee** - In the event the Borrower is not able to pay back this loan, Stuart Fox personally guarantees loan repayment through any and all means necessary at his disposal and is personally liable for any principal and other fees not repaid by Borrower according to the terms of this note

**IN WITNESS WHEREOF**, Borrower has executed this instrument the day and year first above written.

**Borrower**

DocuSigned by:



B7A8FC35E5E442

Nomadic Flips LLC

**Lender**

DocuSigned by:



F2537C402230457

Fox Family Legacy LLC

**Personal Guarantee**

DocuSigned by:



B7A8FC35E5E442

Stuart Fox, Personal Guarantee

## TRANSACTIONAL FUNDING LOAN AGREEMENT

\$350,000

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Date: September 13, 2023

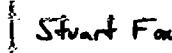
**Borrower's Promise to Pay** - For value received and intending to be legally bound hereby, Nomadic Flips LLC, a Utah limited liability company, having an office located at 1145 S 800 E #140 Orem UT 84097 (hereinafter referred to as "Borrower"), agrees to pay Fox Family Legacy LLC (hereinafter referred to as "Lender"), the principal sum of **Three Hundred Fifty Thousand Dollars (\$350,000.00)** plus **One Point (1%)** or \$3,500 as a "usage fee" for the short term use of these funds. These funds are to secure and provide acquisition funds for 1113 14th Street N, Birmingham AL. These funds are to be returned within 4 business days plus the 1% usage fee. An additional Two Points (2%) or \$7,000 shall be paid when this transaction closes as a payment towards outstanding funds owed to Fox Family Legacy LLC.

- Loan Term** - The "Loan Term" shall be 4 business days from when the funds are wired to the title company closing the transaction
- Payment** - Borrower shall make one payment of all outstanding principal & the usage fee of \$3,500 to the Lender PLUS an additional \$7,000 - \$360,500 in total within 4 business days to complete this transaction
- Personal Guarantee** - In the event the Borrower is not able to pay back this loan, Stuart Fox personally guarantees loan repayment through any and all means necessary at his disposal and is personally liable for any principal and other fees not repaid by Borrower according to the terms of this note

**IN WITNESS WHEREOF**, Borrower has executed this instrument the day and year first above written.

**Borrower**

DocuSigned by:



Stuart Fox  
BE7A9FC25F5A442  
Nomadic Flips LLC

**Lender**

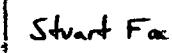
DocuSigned by:



J. Daniel Fox  
F56270402220457  
Fox Family Legacy LLC

**Personal Guarantee**

DocuSigned by:



Stuart Fox  
BE7A9FC25F5A442  
Stuart Fox, Personal Guarantee