

2:07cv552 BSJ

June 18, 2021

United States District Court  
District of Utah  
Office of the Clerk  
Orrin G. Hatch United States Court House  
351 South West Temple  
Salt Lake City, Utah 84101

FILED IN UNITED STATES DISTRICT  
COURT, DISTRICT OF UTAH  
JUN 22 2021  
D. MARK JONES, CLERK  
BY \_\_\_\_\_  
DEPUTY CLERK

Dear Clerk's office,

Can you please record this purchase agreement enclosed. As of 6/18/2021, I am the new owner of this judgment. Also, can you please send me a receipt of this recording via email or regular mail. My contact information is below.

Derek Ashford  
1398 San Remo Lane  
League City, TX 77573  
832-600-8010  
[derekashford10@yahoo.com](mailto:derekashford10@yahoo.com)

Thank You,

Derek Ashford

## PURCHASE AGREEMENT FOR JUDGMENT

THIS AGREEMENT IS ENTERED into between the Judgment Creditor, \_\_\_ Sophia Stewart \_\_\_\_\_, hereinafter referred to as "Seller", and the Assignee, \_\_\_ Derek Ashford \_\_\_\_\_, hereinafter referred to as "Buyer". Seller is the holder of a judgment that was entered in the \_\_\_ United States District Court Central Division for the District of Utah \_\_\_\_\_ Court, Case # \_\_\_ 2:07-cv-00552-DB-EJF \_\_\_\_\_, on the \_\_\_ 29th \_\_\_\_\_ day of \_\_\_ September 20014 \_\_\_\_\_ Against \_\_\_ Jonathan Lubell, er al., \_\_\_\_\_ of \_\_\_ United States of Amercia \_\_\_\_\_ (hereinafter referred to as "Judgment Debtor") in the amount of \$ \_\_\_ 316,280.62 \_\_\_\_\_ (hereinafter referred to as "Judgment").

For true and valuable consideration, in the sum of \$ \_\_\_ 7,000 \_\_\_\_\_, paid by the Buyer, Seller agrees to assign all rights, title and interest to and in said Judgment. This amount is payable upon Buyer's receipt of an Assignment with Warranty, Acknowledgment of Judgment and Purchase Agreement, each properly executed by Seller.

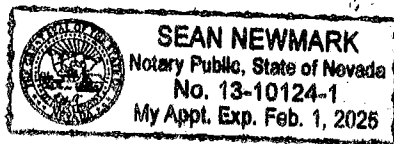
Seller hereby affirms and warrants:

1. Seller's interest in the judgment is real, marketable, was legally obtained and has not been previously assigned.
2. The judgment has not been previously satisfied.
3. That the judgment Debtor is alive, not in active military duty, and has not filed for bankruptcy.
4. That the amount of the judgment due and collectable as of this date is the entire amount of \$ \_\_\_ 316,280.62 \_\_\_\_\_
5. Seller agrees to refund full purchase price to buyer within thirty days of demand if the judgment becomes uncollectible for whatever reason that occurred prior to the date of the Purchase Agreement. Reasons for demand of refund could include, but are not limited to, situations, procedures, actions, improper service of documents initiated by, aware of by or omitted by Seller.
6. Seller agrees to accept no payments against said Judgment from the date of the execution of this Purchase Agreement; or if payment is received following this date, Seller shall without delay forward payment in negotiable form to Buyer.
7. Seller agrees to provide Buyer with all documents, knowledgeable assistance and information Seller possesses as reasonable required by Buyer to enforce collection of said Judgment.

THIS AGREEMENT shall be constructed in all respects as legally binding in accordance with the laws, statutes and decisions of the State of Texas.

Seller's Signature [Signature] Date June 14, 2021  
2021 \_\_\_\_\_

Notary Signature \_\_\_\_\_ Date \_\_\_\_\_  
State of Nevada  
County of Clark

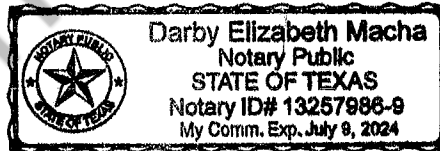


This instrument was acknowledged before me on 6-14-2021 by SOPIA STEWART

Notary Signature \_\_\_\_\_

Buyers Signature [Signature] Date \_\_\_\_\_  
6-18-21

Notary Signature [Signature] Date \_\_\_\_\_  
6/18/21



State of Texas County of Galveston

Subscribed and sworn to (or affirmed) before me

this 18th day of June, 2021

by Derek Ashford

[Signature]

Notary Name Here, Notary Public

My Commission Expires July 9, 2024