

company, DHV Ventures LLC, 690 W Industrial Rd., Cedar City, UT 84721, its registered office, or wherever it may be found. Service of this Defendant as described above can be effected by personal delivery.

4. Defendant, DAVID HEIL aka DAVE HEIL aka DAVID J HEIL (hereinafter "Heil"), an individual who is a resident of Hennepin County, Minnesota, may be served with process at 190 Gleason Lake Rd., Wayzata , MN 55391, or wherever he may be found. Service of the Defendant as described above can be effected by personal delivery.
5. Utah Built and Heil will be cumulatively referenced hereinafter as "Defendants."

III. JURISDICTION & VENUE

6. The subject matter in controversy is within the jurisdictional limits of this court. TEX. R. CIV. P. 47(b).
7. Pursuant to TEX. R. CIV. P. 47(c), Plaintiff seeks only monetary relief over \$250,000 but not more than \$1,000,000.
8. Plaintiff demands judgment for all the other relief to which the party deems itself entitled.
9. The Court has personal jurisdiction over the Defendants under TEXAS CIVIL PRACTICE AND REMEDIES CODE § 17.042(1).
10. Venue is proper in Denton County, Texas pursuant to the terms of the parties' agreement.

IV. FACTUAL BACKGROUND

11. On or about November 5, 2024, Utah Built signed a Promissory Note, which was dated November 1, 2024, whereby Plaintiff would provide \$351,227.98 to Utah Built, LLC in exchange for Utah Built's repayment of the \$351,227.98 with interest at the rate of 10% per annum.

12. This repayment terms required Utah Built to make interest only payments of \$2,926.90 on the 1st day of each month beginning with December 1, 2024.
13. On the Maturity Date of November 1, 2025, the unpaid principal balance and any accrued, unpaid interest became payable in full.
14. The Promissory Note included a 10% annual interest rate on Matured, Unpaid Amounts.
15. As part of the same Promissory Note, Heil signed a Personal Guaranty, whereby he “absolutely, irrevocably, and unconditionally guarantee payment of this note according to its terms to the same extent as if I were Borrower on this note dated November 1, 2024, in the principal amount of \$351,227.98”
16. The Promissory Note stated that “A default exists under this note if (1) Borrower defaults in the payment of this note...”
17. Abacus provided the funding agreed.
18. Utah Built did make 12 payments of \$2,926.90 from December 10, 2024 through November 6, 2025; however, Utah Built failed to pay the unpaid principal by the Maturity Date. The principal amount of \$351,227.98 plus accrued post maturity interest remains due.
19. As of the date of this lawsuit Heil has failed to honor the Personal Guaranty’s requirement to guarantee payment of the note. The principal amount of \$351,227.98 plus accrued post maturity interest remains due.

V. CAUSE OF ACTION

A. BREACH OF CONTRACT (AGAINST UTAH BUILT)

20. Plaintiff refers to, re-alleges, and incorporates all factual and legal contentions set forth in this *Plaintiff's Original Petition* as if they were fully set forth herein.

21. Plaintiff would show that the foregoing allegations constitute breach of contract and said breach has caused Plaintiff damages as a direct, proximate, producing cause and responsibility thereof in an amount in excess of the minimum jurisdictional limits of this Court.

22. Plaintiff would further show that:

- a. There is a valid, enforceable contract;
- b. Plaintiff is the proper party to sue for breach of the contract;
- c. Plaintiff performed or tendered performance of its contractual obligations;
- d. Defendant Utah Built breached the contract; and
- e. Defendant Utah Built's breach has caused the Plaintiff injury.

23. As of the date of this Petition, the total amount due and owing under the Promissory Note is \$356,231.94, which consists of:

- a. Principal totaling \$351,227.98; and
- b. Accrued interest from November 1, 2025 through December 22, 2025 totaling \$5,003.96.

B. BREACH OF GUARANTY (AGAINST HEIL)

24. Plaintiff refers to, re-alleges, and incorporates all factual and legal contentions set forth in this *Plaintiff's Original Petition* as if they were fully set forth herein.

25. Despite Utah Built's default, Heil has failed to pay Plaintiff the amounts owed by Utah Built under the terms of the Promissory Note and Personal Guaranty.

26. As of the date of this Petition, the total amount due and owing under the Promissory Note is \$356,231.94, which consists of:

- a. Principal totaling \$351,227.98; and



b. Accrued interest from November 1, 2025 through December 22, 2025 totaling \$5,003.96.

VI. NOTICE/CONDITIONS PRECEDENT

27. All conditions precedent necessary to maintain this action have been performed or have occurred. Alternatively, the Defendants have wholly waived and are estopped from asserting all right(s) to any condition(s) precedent.

VII. ALTERNATIVE PLEADING

28. Plaintiff refers to, re-alleges, and incorporates by reference all preceding sections of this *Plaintiff's Original Petition* and would further show that all pleadings herein, if deemed inconsistent, are made and should be construed in accordance with Rules 47 and 48 of the TEXAS RULES OF CIVIL PROCEDURE.

VIII. NOTICE OF INTENT

29. Plaintiff hereby gives notice of intent to utilize items produced in discovery in the trial of this matter and the authenticity of such items is self-proven per the TEX. R. CIV. P., 193.7.

IX. OBJECTION TO ASSOCIATE JUDGE

30. Plaintiff respectfully objects to the referral of this case to an associate judge for hearing a trial on the merits or presiding at a jury trial.

X. PREJUDGMENT AND POST-JUDGMENT INTERESTS

31. Plaintiff would further show that many of the damages may be determined by known standards of value and accepted rules of evidence. Accordingly, Plaintiff is entitled to recover prejudgment interest as damages from the date of loss and/or the date such damages can be determined prior to judgment, or as the Court otherwise directs, calculated at the legal rate, or as



otherwise set out by law.

XI. ATTORNEY'S FEES

32. As a further direct, proximate and producing result and responsibility of the acts and/or omissions described herein, Plaintiff has been forced to retain NELSON LAW GROUP, P.C., licensed attorneys, to present this action and accordingly sues for attorney's fees reasonable in relation to the work expended against Defendant hereto, plus an additional reasonable sum in the event of an appeal herein by any party to the Court of Appeals, and a further reasonable sum in the event of an appeal to the Supreme Court of Texas, as permitted under the contract, as well as, statutory and common law.

PRAYER

WHEREFORE, PREMISES CONSIDERED, Plaintiff, ABACUS HOLDINGS GROUP, LLC, respectfully prays:

- i. That Defendants will be cited to appear and answer herein;
- ii. Actual damages;
- iii. Pre-Judgment and Post-Judgment interest
- iv. Costs of Court; and
- v. Reasonable and necessary attorney's fees.

Plaintiffs pray for general relief.

Respectfully submitted,

NELSON LAW GROUP, PC
700 Parker Square, Suite 220
Flower Mound, Texas 75028
972.808.7227
972.808.7296

By: /s/ Nathaniel D. Kitz
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PLED Pltf's OG Petition



Exhibit C-Certification Regarding Use of Artificial Intelligence

CERTIFICATION REGARDING USE OF ARTIFICIAL INTELLIGENCE

I, the undersigned attorney of record or self-represented litigant in the above-entitled and numbered cause pending in the District Courts of Denton County, Texas, hereby certify as follows:

1. I have reviewed and understand the Standing Order Regarding Use of Artificial Intelligence issued by the Denton County District Courts, and I will comply with that Order throughout this case.
2. Any information created or contributed to by generative artificial intelligence-including, but not limited to, language, quotations, sources, citations, arguments, and legal analysis-was, before submission to this Court, independently verified as accurate using traditional (non-AI) legal sources by a human being.
3. I understand that I remain personally responsible for all filings and submissions to this Court, and that I may be subject to sanctions under the Texas Disciplinary Rules of Professional Conduct, the Texas Rules of Civil Procedure, the Texas Civil Practice and Remedies Code Chapter 10, the inherent power of the Court, or for contempt of court, for failing to comply with the Court's Standing Order or this certification.

SIGNED on December 26, 2025

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By: /s/ Nathaniel D. Kitz
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Automated Certificate of eService

This automated certificate of service was created by the efiling system. The filer served this document via email generated by the efiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Josh Horton on behalf of Nathaniel Kitz
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Filing Code Description: Plaintiff's Original Petition
Filing Description:
Status as of 12/26/2025 11:59 AM CST

Case Contacts

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NLG Eservice		NLGeservice@NelsonLawGroupPC.com	12/26/2025 9:52:58 AM	SENT



CERTIFIED A TRUE AND CORRECT COPY
OF THE RECORD ON FILE IN MY OFFICE
DAVID TRANTHAM
DENTON COUNTY DISTRICT CLERK
01/08/2026