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IN THE FOURTH JUDICIAL DISTRICT COURT IN AND FOR
UTAH COUNTY, STATE OF UTAH

ABRIL BURGOYNE,
Plaintiff,

v.

ANDREA A. VILLASMIL MONCAYO and
SIMON VILLASMIL,
Defendants.

JUDGMENT

Case No. 250402998
Judge Tony F. Graf Jr.

The Court, having fully considered Plaintiff Abril Burgoyne’s (“Plaintiff” or “Ms. Burgoyne”) Motion for Partial Summary Judgment, no objection or opposition having been raised, and the Order Granting Plaintiff’s Motion for Partial Summary Judgment having been entered, with good cause appearing, ORDERS, ADJUDGES, and DECREES as follows:

Ms. Burgoyne is awarded judgment against defendant Andrea A. Villasmil Moncayo in the following amounts:

Description	Amount
<i>BREACH OF CONTRACT</i>	
Unpaid Rent (September–December 2024 at \$2,300/month)	\$9,200.00
Unpaid Rent (January 2025 prorated through January 19, 2025)	\$1,409.61
Unpaid HOA fees since April 2024	\$900.00
Unpaid water/garbage fees since April 2024	\$900.00
Monthly late fees since September 2024	\$1,150.00

Repairs and Property damage related costs, including drywall, floor, and insulation	\$4,220.00
Deep clean and painting cost	\$1,500.00
Carpet materials and labor costs	\$3,351.50
Rekeying the house and labor for flooring related repair	\$200.00
Application of Security Deposit	(\$1,000.00)
Principal Balance:	\$21,831.11
Interest (calculated at the rate of 10% per annum pursuant to Utah Code § 15-1-1 from the unpaid rent of \$10,609.61 from Jan. 1, 2025, through April 15, 2026)	\$1,363.26
Subtotal:	\$23,194.37
Attorney Fees through April 15, 2026	\$13,364.00
Cost through April 15, 2026, pursuant to contract (\$375 for a filing fee and \$65 for process service)	\$440.00
TOTAL JUDGMENT	\$36,998.37

IT IS FURTHER ORDERED that interest at the statutory rate of 10% per annum shall continue to accrue on the principal amount of the judgment until paid in full. Interest on all other amounts shall accrue at the statutory Utah post-judgment rate of 5.51% from the date of entry of the judgment until paid in full.

IT IS FURTHER ORDERED that Plaintiff may augment this judgment by the amount incurred in obtaining, preserving, enforcing, and collecting the judgment.

END OF JUDGMENT. SEE COURT SEAL LOCATED AT TOP OF DOCUMENT.

Approval as to form:

DATED this ____ day of April 2026.

Andrea A. Villasmil Moncayo
Pro Se Defendant

NOTICE TO OPPOSING PARTY

Pursuant to Rule 58A of the Utah Rules of Civil Procedure, Defendant Andrea A. Villasmil Moncayo is hereby notified that if she objects to the form of this proposed judgment, she must file the objection with the Court within 7 days of service of this proposed judgment. Plaintiff will file this proposed judgment with the Court after the time to object has expired.

CERTIFICATE OF SERVICE

I hereby certify that on this 20th day of April 2026, a true and correct copy of this **JUDGMENT** was sent by email to Defendant Andrea A. Villasmil Moncayo at aavm96@gmail.com for approval as to form.

I hereby further certify that on this 28th day of April 2026, I caused the foregoing to be electronically filed with the Court and served upon Defendant Andrea A. Villasmil Moncayo at aavm96@gmail.com.

By: /s/ Clara Johnson