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IN THE FOURTH JUDICIAL DISTRICT COURT / SPANISH FORK DEPARTMENT

UTAH COUNTY, STATE OF UTAH

AMSOURCE PLEASANT GROVE SPE,
LLC, a Delaware corporation,

Plaintiff,

v.

ESPRESSO YOURSELF, LLC, a Utah
limited liability company, and MICHAEL
MCMURTREY, an individual,

Defendants.

AUGMENTED DEFAULT JUDGMENT

Case No. 190300101

Judge Jared Eldridge

This matter came before the Court on Plaintiff Amsource Pleasant Grove SPE, LLC's Motion to Augment Default Judgment, filed May 18, 2026. The Court, having reviewed the Motion, the supporting declarations of John Gaskill and Jacob G. Roberts, the exhibits attached thereto, and good cause appearing, hereby enters the following Augmented Default Judgment:

IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

1. The Default Judgment entered by this Court on February 23, 2021 (Dkt. No. 26) is hereby augmented as set forth herein.
2. Judgment is augmented against Defendants Espresso Yourself, LLC and Michael McMurtrey, jointly and severally, in the following amounts:

Principal (as of May 29, 2019)	\$141,947.53
Pre-judgment interest from May 29, 2019 to February 23, 2021 (at contractual 15% per annum)	\$37,100.81
Post-judgment interest from February 23, 2021, to May 13, 2026 (at contractual 15% per annum)	\$111,127.42
Attorney fees awarded in Default Judgment	\$350.00
Court costs awarded in Default Judgment	\$360.00
Attorneys' fees incurred in collections to date	\$3,386.50
Costs incurred in collections to date	\$23.17
Total Augmented Default Judgment as of May 13, 2026	\$294,295.43

3. Post-judgment interest shall continue to accrue on the principal balance of \$141,947.53 at the contractual rate of fifteen percent (15%) per annum, equal to \$58.33 per day, from May 13, 2026 until the Augmented Judgment is paid in full, pursuant to Section 3.04 of the Lease Agreement underlying this action.
4. This Augmented Default Judgment may be recorded with any relevant County Recorder's Office, and upon such recording shall constitute a lien upon all non-exempt real property owned by Defendants in those counties pursuant to Utah Code Ann. § 78B-5-201.

5. This Augmented Default Judgment may be further augmented upon application and affidavit to reflect additional reasonable attorneys' fees and costs incurred by Plaintiff in collecting this Augmented Default Judgment by execution or otherwise.

6. All other terms and provisions of the Default Judgment entered February 23, 2021, including the reservation of continuing rent, treble damages, and other amounts, remain in full force and effect and are incorporated herein by reference.

IT IS SO ORDERED.

**** In accordance with the Utah State District Courts E-filing Standard No. 4, and URCP Rule 10(e), this Order does not bear the handwritten signature of the Judge, but instead displays an electronic signature at the upper right-hand corner of the first page of this Order. ****