

Ethan Jensen

Name

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Eagle Mountain, Utah, 84005

City, State, Zip

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Phone

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I am ☒ Plaintiff ☐ Defendant  
☐ Plaintiff's Attorney ☐ Defendant's Attorney (Utah Bar #: \_\_\_\_\_)  
☐ Plaintiff's Licensed Paralegal Practitioner  
☐ Defendant's Licensed Paralegal Practitioner (Utah Bar #: \_\_\_\_\_)

In the District Court of Utah

Fourth Judicial District Utah County

Court Address 137 N Freedom Blvd, Provo, Utah, 84601

Ethan Jensen and Brooklyn Janeway

Plaintiff

v.

Oscar Lopez-Morales and Silvie Jose Perez

Defendant

Judgment for Plaintiff for Unlawful  
Detainer (Eviction)

260401919  
Case Number

Johnson  
Judge

This judgment follows (Check only one.):

- ☐ A ruling by the judge.  
☒ A stipulation of the parties.  
☐ Entry of a default certificate.

1. ☐ The defendant is ordered to immediately surrender possession of the leased premises. Plaintiff may request an Order of Restitution to enforce this order.

2. ☒ The plaintiff is awarded judgment against the defendants as follows:

|                                                                                                      |              |
|------------------------------------------------------------------------------------------------------|--------------|
| a. Rent due <b>after</b> the notice expired                                                          | \$ 0.00      |
| b. Amounts due under the contract besides rent                                                       | \$ 10,551.89 |
| c. Waste – if the complaint includes a notice for waste                                              | \$           |
| d. Clearing a nuisance – if the complaint includes a notice for criminal nuisance                    | \$           |
| e. <b>Total</b> (add the amounts listed above)                                                       | \$ 10,551.89 |
| f. <b>Total X 3</b> (multiply the total in paragraph e by 3 – these are called treble damages)       | \$ 31,655.67 |
| g. Past due rent as listed in the 3-day notice – if the complaint includes a notice to pay or vacate | \$           |
| h. Attorney fees                                                                                     | \$ 275.00    |
| i. Filing fees                                                                                       | \$ 206.00    |
| j. Service fees (to have any papers served on the defendants)                                        | \$ 267.80    |
| k. Damage to plaintiff's property                                                                    | \$           |
| l. Other damages                                                                                     | \$           |
| m. <b>Total judgment</b> (add the paragraphs f through l)                                            | \$ 32,404.47 |

3. ☒ Interest from the date of judgment until paid

☒ at 5.51 % interest per year under Utah Code 15-1-4 (the current state post-judgment rate)

OR

☐ at \_\_\_\_\_ % interest per year (pursuant to the contract between the parties)

4. This judgment may be supplemented by additional costs and fees incurred in proper efforts to enforce the judgment.

Judge's signature may instead appear at the top of the first page of this document.

23 June 2026  
Date

Signature ►

Judge

[Signature]



**The Certificate of Service** proves you gave copies of this document to everyone involved in your case. It is saying, "I gave everyone the papers they need to see." (Utah Rule of Civil Procedure 5)

1. **Fill out the sections below:** Write the information for each person you are sending a copy to. You have space to include two people and may add more pages if needed.
2. **Serve it:** You need to give a copy of the document including the certificate of service page to the other person. Give it to them on or before the day you give the document to the court.
3. **File it:** You need to give this document including the certificate of service page to the court. Make sure you also keep a copy for yourself.

### Certificate of Service

I confirm that I provided a copy of this Declaration of Jurisdiction and Grounds for Divorce to the following people.

| I provided a copy to<br>Name of Person | I provided the copy by<br>[x]check one                                                                                                                                                                                                                                                                                                                                      | I provided the copy<br>to this address<br>(based on ← option checked) | I provided<br>the copy on<br>Date |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------|
| 1.<br><br>Silvie Jose Perez            | <input type="checkbox"/> Mail<br><input type="checkbox"/> Hand Delivery<br><input type="checkbox"/> E-filed/MyCase<br><input checked="" type="checkbox"/> Email<br><input type="checkbox"/> Left at business (With person in charge or in receptacle for deliveries.)<br><input type="checkbox"/> Left at home (With person of suitable age and discretion residing there.) | silvieperez61@gmail.com                                               | 06/19/2026                        |
| 2.<br><br>Oscar Lopez-Morales          | <input type="checkbox"/> Mail<br><input type="checkbox"/> Hand Delivery<br><input type="checkbox"/> E-filed/MyCase<br><input checked="" type="checkbox"/> Email<br><input type="checkbox"/> Left at business (With person in charge or in receptacle for deliveries.)<br><input type="checkbox"/> Left at home (With person of suitable age and discretion residing there.) | mbframingbuilding@aol.com                                             | 06/19/2026                        |

06/19/2026  
Date  
(when you filled this out)

Your  
Signature ►  
Your Printed  
Name

  
Ethan Jensen