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*Attorneys for Plaintiff Oxford Real Estate Holding,
LLC*

**IN THE FOURTH DISTRICT COURT IN AND FOR UTAH COUNTY,
STATE OF UTAH, PROVO DEPARTMENT**

OXFORD REAL ESTATE HOLDING,
LLC dba
COURTSIDE APARTMENTS,

Plaintiff,

v.

GUSTAVO FUENMAYOR PAZ, an
individual;
LAURA BERRUETA LABARCA, an
individual,

Defendants.

**JUDGMENT BASED
ON STIPULATION AND
CONFESSION OF JUDGMENT**

Civil No. 260401665

The Honorable Thomas Low

Pursuant to Utah R. Civ. P. 58A(i) and based on the Confession of Judgment, dated May 12, 2026, and May 13, 2026, the Court hereby enters judgment for Oxford Real Estate Holding, LLC (Oxford) jointly and severally against defendants Gustavo Fuenmayor Paz and Laura Berrueta Labarca.

1. On April 21, 2026, Oxford filed an unlawful detainer action against the defendants.
2. On May 12, 2026, defendant Gustave Fuenmayor Paz, and, on May 13, 2026, defendant Laura Berrueta Labarca signed, under penalty of perjury, the Stipulation and Confession of Judgment (Confession of Judgment), filed on August 13, 2026.
3. In the Confession of Judgment, the defendants agreed to entry of judgment against them in the amount of \$14,877.50.
4. Confession of Judgment ¶ 3 sets out a settlement amount of \$4,843.50, provided that the defendants pay Oxford \$2,000 when the Confession of Judgment was entered as well as \$250 every two weeks until the settlement amount was paid in full.
5. The defendants breached the Confession of Judgment by paying only \$2,500 toward the settlement amount in the Confession of Judgment.
6. In the event of breach of the Confession of Judgment's payment terms, the plaintiff

is entitled to a judgment against the defendants in the amount of \$14,877.50, less the amounts of any payments made toward satisfaction of the Confession of Judgment plus attorney fees and costs.

7. Confession of Judgment ¶ 13 entitles Oxford to a minimum of \$350 in attorney fees for preparing and monitoring the Confession of Judgment.

8. Oxford is therefore entitled to a judgment jointly and severally against the defendants in the amount of \$12,377.50:

Confessed Judgment:	\$14,877.50
Less Payments:	\$2,500
Plus Attorney Fees:	\$350
Plus Post Confession of Judgment Filing Fees:	\$6
Total Confessed Judgment:	\$12,733.50

9. Confession of Judgment ¶¶ 2-3 and 9 expressly authorize entry of this Confessed Judgment.

10. In the event of default, Confession of Judgment ¶¶ 9 and 12 expressly authorize the

Court to enter a Restitution Order and take any other actions necessary to evict the defendants. Judgment is therefore entered jointly and severally against the defendants in the amount of \$12,733.50.

IT IS SO ORDERED.

*****End of Order*****

*****Executed and entered by the Court as indicated by the date and seal at the top of the page*****

CERTIFICATE OF SERVICE

On August 13, 2026, I caused to be served the foregoing **JUDGMENT BASED ON STIPULATION AND CONFESSION OF JUDGMENT** by electronic mail and by the Electronic Case Filing System on the following:

Gustavo Fuenmayor Paz
gustavof1937@gmail.com

Laura Berrueta Labarca
laurainesberrueta@gmail.com

/s/ Joann Shields
