The Order of the Court is stated below:
Dated: November 20, 2026 10:20:12 AM **/s/** TONY F GRAF JR
District Court Judge

K. BRADLEY CARR - 14428
CARR | WOODALL, PLLC
Counsel for Plaintiff
1309 W South Jordan Parkway, Suite 200
South Jordan, Utah 84095
Telephone: (801) 254-9450
email: brad@carrwoodall.com

IN THE FOURTH JUDICIAL DISTRICT COURT

OF UTAH COUNTY, UTAH

1ST PROPERTIES, LLC, Plaintiff, vs. **KATIE M. NICHOLES,** Defendant.	**DEFAULT JUDGMENT** Case No. 26-0406102 EV Judge Tony F. Graf Jr.

A Default Certificate has been issued due to Defendant's failure to answer after being formally served with a Summons and Complaint. Good cause appearing,

IT IS HEREBY ORDERED:

1. That Defendant immediately vacate and surrender the premises located at **574 East 1050 North, Orem, Utah 84097**, remove all personal property, and that an Order of Restitution be issued to effect a forcible eviction if necessary.

2. The judgment may be augmented to include after accruing costs expended in the collection of said judgment, subject to Court approval.

3. Judgment is entered against Katie M. Nicholes in favor of Plaintiff for $7,309.58 which shall accrue interest at a rate of 5.51% from the date of judgment until paid. This amount is broken down as follows:

Treble damages (22 days at $295.89 per day)	$6,509.58
Attorney fees	$650.00
Court costs	$150.00
TOTAL	**$7,309.58**

-----END OF ORDER, SIGNATURE APPEARS AT TOP OF FIRST PAGE-----

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served in the manner indicated below on the 18th day of November 2026 to those indicated below:

Katie M. Nicholes
574 East 1050 North, Orem, Utah 84097

[x] U.S. Mail, postage prepaid
[ ] Hand-delivery
[ ] Facsimile
[ ] Email
[ ] E-filed

/S/ Abigail Hunter