The Order of the Court is stated below:
Dated: October 15, 2026 12:24:42 PM **/s/** MICHAEL S. EDWARDS
District Court Judge

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IN THE SECOND DISTRICT COURT, STATE OF UTAH
DAVIS COUNTY, FARMINGTON DEPARTMENT

INVESTMENT REALTY ADVISORS Plaintiff vs. JOSHUA FERRIN Defendant	**JUDGMENT AND ORDER** Civil No. 250700993 Judge: MICHAEL EDWARDS

Pursuant to a hearing held before the court on 08/06/2026, with Defendant failing to appear; and pursuant to Utah Rules of Civil Procedure 16(d), the court striking the Defendant pleadings and entering its default,

IT IS HEREBY ORDERED that Plaintiff be awarded judgment against Defendant in the amount of:

Treble Damages 8/2/2025 - 8/31/2025	$2204.10
Future Rent from 09/01/2025 - 9/7/2025	$171.43
Searching for SSN for military search	$11.00
Court Fee	$90.00
Serve Summons and Complaint	$60.00
Attorney Fees	$1057.50
Less Credit	$0.00
Less Payments	$-0.00
TOTAL JUDGMENT	**$3594.03**

with interest on the judgment as provided by contract at the rate of 24% from the date of this judgment until paid. This judgment may, by motion, be augmented for additional costs and attorney fees by court order.

Pursuant to Rule 7(j)(4), URCP, a party may object to the form of the proposed Order by filing an Objection within 7 days after the proposed Order is served upon them.

ISSUED under the seal of the court: Official signature appears at the top of the first page.

REF NO. 307491-IO