



Quinn A. Sperry (11771)  
**JENKINS BAGLEY SPERRY, PLLC**  
10701 S. River Front Parkway, Suite 225  
South Jordan, Utah 84095  
Telephone: (801) 613-2025  
Fax: (435) 656-8201  
Email: QAS@jenkinsbagley.com  
*Attorney for Plaintiff*

IN THE THIRD Judicial District Court, SALT LAKE County, State of Utah	
TAYLORSVILLE TERRACE CONDOMINIUMS HOMEOWNERS ASSOCIATION, a Utah non-profit corporation,  Plaintiff,  v.  AVERY BOCAGE, an individual,  Defendant.	<b>DEFAULT JUDGMENT</b>    Civil No. 259911104  Judge: Coral Sanchez

Based upon the default of Defendant, Avery Bocage, the pleadings on file, proper notice to Defendant, and good cause appearing, it is hereby

**ORDERED, ADJUDGED AND DECREED** that a Default Judgment be issued as follows:

- I. Judgment in the amount of **\$10,214.34**, which is calculated pursuant to the following:
  - A. \$6,932.07 for assessments, late fees, interest and other charges owed to Plaintiff as of the date of the Verified Complaint, April 5, 2025;

- B. \$3,850.00 in additional monthly assessments for May 2025 to March 2026, which have accrued after the date of the Verified Complaint;
- C. \$550.00 for late fees accrued at each month at \$50.00 per month for April 2025 through February 2026;
- D. \$594.77 for interest accrued on Defendant's unpaid account with the Plaintiff from April 5, 2025 through March 17, 2026, and the parties' contractual rate of ten percent (10%) per annum;
- E. \$997.50 in pre-judgment attorney's fees for Plaintiff's collections efforts against Defendant related to the prosecution of this action;
- F. \$290.00 in pre-judgment costs and expenses incurred by Plaintiff for its collection efforts against Defendant;
- G. Less \$3,000.00 in payments made by Defendant after the date of the complaint;
- II. Post-judgment interest accruing at the parties' contractual rate of ten percent (10%) per annum until the judgment is paid in full, pursuant to Utah Code § 15-1-4 and 57-8-44(3);
- III. Pursuant to Utah Code § 57-8-49(1) and the parties' contract, post-judgment attorneys' fees, costs, and expenses incurred by Plaintiff in collecting on this judgment until it is paid in full, which may be established by affidavit.

**IT IS FURTHER ORDERED, ADJUDGED AND DECREED that:**

- I. This judgment may be augmented in the amount of after-accruing assessments, fines and reasonable costs and attorney fees expended in collection of said judgment by execution or otherwise as shall be established by affidavit.

**IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that:

- I. Plaintiff's lien, which secures the payment obligation due by the Defendant to Plaintiff, is a good and sufficient lien upon the property located at 4671 S. 2200 W. #C2, Taylorsville, Utah 84119 (the "Property"), which Property is more particularly described as:

UNIT 2, IN BUILDING C, CONTAINED WITHIN THE TAYLORSVILLE TERRACE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, UTAH, AS ENTRY NO. 6742629 (AS SAID MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF CONDOMINIUM, FOR TAYLORSVILLE TERRACE CONDOMINIUMS RECORDED IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 6742630, IN BOOK 7761, AT PAGE 148 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED), OF OFFICIAL RECORDS.

TOGETHER WITH: (A) THE UNDIVIDED INTEREST IN SAID CONDOMINIUM PROJECTS COMMON AREA AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT; (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT; AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM ACT.

Parcel No.: 21-03-356-010:

- I. That Plaintiff's lien for assessments and other past due amounts is a good and sufficient lien upon the Property securing the payment of the obligations due by Defendant;

- II. That Plaintiff's interest in the Property is superior to any and all of Defendant's interest in the Property;
- III. The Property be foreclosed and sold by the Sheriff of Salt Lake County, Utah according to the law and practices of this Court to satisfy the amounts which may be found herein due and owing to Plaintiff;
- IV. That any amounts charged by the Sheriff to conduct the sale of the Property be added to the amount of the judgment and the lien;
- V. That the foreclosure of the Association's lien in the Property is superior to and not subject to any Homestead Exemption claim pursuant to Utah Code § 57-8-44(5);
- VI. Plaintiff may become a purchaser at the sale;
- VII. Following the sale, the Sheriff of Salt Lake County be ordered to execute and deliver a Certificate of Sale as required by law, and that upon the expiration of the period of redemption as prescribed by law, the Sheriff be ordered to execute and deliver a deed to the purchaser of the Property and that the purchaser be let into possession of the Property;
- VIII. That Plaintiff may have judgment and execution against Defendant for any deficiency that may remain after applying the proceeds (if any) from the sale of the Property to the satisfaction of the judgment;
- IX. That Plaintiff may have a claim against Defendant for any post-judgment amounts which accrue on the Defendant's account with the Association and which amounts are not otherwise included in the balance of the Association's lien against the Property at the

time of the sale of the Property, which amounts may be satisfied in full or in part from any excess proceeds from the sale of the Property; and

- X. That in the event there are any excess funds from the Sheriff's sale that such funds be deposited with the Court.

**Entered as indicated by the signature and date set forth at the top of the first page.**

-----**END OF ORDER**-----

**CERTIFICATE OF SERVICE**

I hereby certify that on the 18<sup>th</sup> day of March, 2026, I caused a true and correct copy of the foregoing *proposed* **DEFAULT JUDGMENT** to be sent to the party below via the method indicated, and to be electronically filed with the Clerk of the Court using the GreenFiling System.

Avery Bocage 4671 South 2200 West #C2 Taylorsville, UT 84119	<input type="checkbox"/> Hand-Delivery <input checked="" type="checkbox"/> U.S. Mail, Postage Pre-paid <input type="checkbox"/> Federal Express <input type="checkbox"/> Fax <input type="checkbox"/> Email
--	---

/s/ Misty Huber  
Misty Huber