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**IN THE THIRD JUDICIAL DISTRICT COURT  
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH**

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LANDRANCHER LC,

Plaintiff,

v.

NEWPORT TRANSPORTATION, LLC, a  
Utah limited liability company; ROBERT  
NEWPORT an individual; and JENNIFER  
RAE NEWPORT, an individual,

Defendants.

**DEFAULT JUDGMENT  
(Newport Transportation LLC, Robert  
Newport and Jennifer Newport) <sup>1</sup>**

Civil No.: 260900713

Judge: Matthew Bates

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Defendants Newport Transportation, LLC (“Newport”), Robert Newport (“Robert”) and Jennifer Rae Newport (“Jennifer”) (collectively “Defendants”) have been properly served pursuant to the Court’s *Order Granting Ex-Parte Motion Allowing Alternative Service* (and have been properly served via actual service upon Defendant Robert Newport) in the above-captioned case and have failed to plead, appear, or otherwise defend against the *Verified Complaint* (“Complaint”) filed by LandRancher LC (“Plaintiff” or “LandRancher”). The legal time for Defendants to answer the Complaint or otherwise appear has expired, and defaults have been

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<sup>1</sup> Refiling proposed Default Judgment now that a copy of the summons has been filed. No changes have been made to the Default Judgment

entered according to law. Accordingly, judgment is entered in favor of Plaintiff and against Defendants are as follows:

The Court enters judgment on Plaintiff's causes of action as follows:

Judgment is entered in favor of Plaintiff LandRancher LC and against Defendant Newport Transportation, LLC on Plaintiff's First Cause of Action for Breach of Contract. The Complaint alleges damages of not less than **\$49,552.51** as of January 27, 2026, consisting of unpaid principal, accrued late fees, accrued interest, repair costs, and attorney fees incurred to date, together with continuing interest, late fees, attorney fees, and costs as allowed by law and contract.

Judgment is entered in favor of Plaintiff on the Fourth Cause of Action for Declaratory Relief. The Court declares that Newport Transportation, LLC is the alter ego of Robert Newport and Jennifer Rae Newport, and that the corporate veil shall be pierced, such that Robert Newport and Jennifer Rae Newport are jointly and severally liable for the judgment entered against Newport Transportation, LLC in this action.

Accordingly, Plaintiff is awarded judgment against Newport Transportation, LLC; Robert Newport and Jennifer Rae Newport, jointly and severally, in the amounts of:

<b>Description</b>	<b>Amount</b>
Principal Amount and Late Fees as of January 27, 2026 (\$39,000) plus additional Late Fees for (\$1,500 each month for a total of \$3,000) (see paragraphs 21 and 22 of the Complaint)	\$42,000.00
Interest on Principal and Late Fees as of January 27, 2026	\$2,878.10
Additional Interest on Principal and Late Fees from January 27, 2026 to April 17, 2026	\$552.33
Repair and Maintenance costs	\$5,836.46
Interest on Repair and Maintenance costs from December 4, 2025 to January 27, 2026	\$87.95
Interest on Repair and Maintenance costs from January 27, 2026 to April 17, 2026	\$127.92

Attorney fees and costs through April 17, 2026 pursuant Lease Agreement and Utah Code section 15-1-4(2)	\$4,245.68
<b>TOTAL AMOUNT</b>	<b>\$55,728.44</b>

1. In addition to the above amounts, Defendant is liable for additional interest (including post-judgment interest) accruing on the Principal Amount and Late Fee Balance at a rate of 10% per annum on the Principal Amount and Late Fee Balance as of the date of this Judgment (pursuant to Utah Code section 15-1-1), accruing each day after April 17, 2026 at the daily rate of \$11.51.

2. In addition to the above amounts, Defendant is liable for additional interest (including post-judgment interest) accruing on the Maintenance and Repair Costs at a rate of 10% per annum on the as of the date of this Judgment (pursuant to Utah Code section 15-1-1), accruing each day after April 17, 2026 at the daily rate of \$1.60.

3. Defendants shall also be liable for interest on all other amounts in the judgment (i.e., attorney fees and costs awarded above in the amount of \$4,245.68) at the rate of 10% per annum pursuant to Utah Code section 15-1-4(2)(a) (stating “a judgment rendered on a lawful contract shall conform to the contract and shall bear the interest agreed upon by the parties, which shall be specified in the judgment”), accruing from the date of this judgment at the daily rate of \$1.16.

4. Upon application to the Court, this judgment may be augmented in the amount of costs and attorney fees incurred in preserving, enforcing, and collecting the amounts owing under this judgment. Defendants shall be jointly and severally liable for any additional attorney fees and costs incurred after April 17, 2026, which may be included in such an augmented judgment.

5. Any payments under this judgment shall be applied first to outstanding interest, then to outstanding costs, then to outstanding attorney fees, then to outstanding principal, and finally to any other amounts set forth in this judgment.
6. This judgment is a final judgment pursuant to Rule 54(a) of the Utah Rules of Civil Procedure because it adjudicates all claims against Defendants.

**End of Document**

**Court Seal Located at Top of Document**