

**The Order of the Court is stated below:**

**Dated:** May 20, 2026  
01:33:41 PM

/s/ HEATHER BRERETON  
District Court Judge



Titan Legal  
Kirk A. Cullimore #3640  
David R. Todd #13884  
Nicholas P. Lloyd #17492  
12339 S. 800 E. Suite 100, Draper, UT 84020  
Tele: (801) 571-6611  
litigation@titanlegal.com  
*Attorneys for Plaintiff*

IN THE THIRD DISTRICT COURT, STATE OF UTAH  
SALT LAKE COUNTY, SALT LAKE DEPARTMENT

<b>CITIFRONT APARTMENTS</b> Plaintiff  vs. <b>MARCUS NIEMAN</b> Defendant	<b>JUDGMENT AND ORDER</b>   Civil No. 250910004 Judge: HEATHER BRERETON
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Pursuant to Plaintiff's Motion for Summary Judgment, and for good cause appearing, the Court hereby finds that there are no genuine disputes of material fact, and that Plaintiff is entitled to judgment as a matter of law.

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

Previous Balance	\$0.00
Daily Rent 12/1/2025 - 12/9/2025	\$294.39
Future Rent from 01/16/2026 - 2/10/2026	\$850.46
Late Fees	\$199.00
Insurance	\$22.00
Parking	\$50.00
Service of Notice	\$15.00
Utilities	\$151.68
Treble Damages 12/10/2025 - 1/15/2026	\$3630.81
Court Costs	\$174.00
Attorney Fees	\$1207.50
Credit	-\$0.00
Payments	-\$0.00
<b>TOTAL JUDGMENT</b>	<b>\$6594.84</b>

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. 315067**