

The Order of the Court is stated below:

Dated: June 03, 2026
09:45:45 AM

/s/ RICHARD PEHRSON
District Court Judge



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

EMERIL TOWNHOMES Plaintiff vs. SEAN SHINOST LESSA TEER Defendants	DEFAULT JUDGMENT Civil No. 250909495 Judge: RICHARD PEHRSON
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Defendants SEAN SHINOST and LESSA TEER have failed to plead or otherwise defend in this action and default has been entered. IT IS HEREBY ORDERED that Plaintiff be awarded Judgment against Defendants in the amount of:

Previous Balance	\$7473.80
Daily Rent 11/1/2025 - 11/24/2025	\$1577.28
Future Rent (75 days)	\$4929.04
Late Fees	\$399.80
Communications Package	\$370.00
Treble Damages 11/25/2025 - 12/15/2025	\$4140.36
Serve Summons and Complaint	\$45.00
Court Fee	\$200.00
Searching for SSN for military search	\$22.00
Serve Order of Restitution	\$29.00
Attorney Fees	\$772.50
Credit	-\$0.00
Payments	-\$0.00
TOTAL JUDGMENT	\$19958.78

Interest shall accrue on this judgment as provided Utah Code Annotated 15-1-4 at the rate of 5.51% from the date of judgment until paid.

This Judgment may, by motion, be augmented in the amount of reasonable costs and attorney fees by court order.

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