

The Order of the Court is stated below:

Dated: July 02, 2026
01:00:25 PM

/s/ KARA PETTIT
District Court Judge



Michael K. Hepworth (UT-15157)

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Counsel for Plaintiff StrongBuild Company

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

STRONGBUILD COMPANY, a Utah DBA,
Plaintiff,

vs.

MORGAN ALEXANDRA LINEBACK, an
individual, and **JOHN DOES 1-10**,
Defendants.

**AMENDED DEFAULT JUDGMENT AND
ORDER QUIETING TITLE**

Case No.: 240904500

Judge: *Honorable Kara Pettit*

The Court, having considered Plaintiff StrongBuild Company's ("StrongBuild") Renewed Motion for Default Judgment Against Defendant Morgan Alexandra Lineback ("Lineback"), the Declaration of Trevor Stevens and supporting exhibits, the pleadings and records on file, and the Certificate of Default entered by the Clerk on December 10, 2024, and good cause appearing therefor,

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED as follows:

1. Default Judgment on Liability. Default judgment is entered AGAINST Defendant Morgan Alexandra Lineback on the Third Cause of Action (Fraud) and the Fourth Cause of Action (Breach of Contract—Specific Performance) of the First Amended Complaint.

2. Specific Performance and Quiet Title. Specific performance of the Padilla Real Estate Purchase Contract dated February 23, 2024, is GRANTED. Full legal and equitable title to the real property located at 1860 W 500 N, Unit 26, Salt Lake City, Utah 84116 (Parcel No. 08-34-108-071-0000), more particularly described as:

Unit 26, Building C WOOD CREST CONDOMINIUMS Phase 2, a condominium project, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office (Tax Parcel No. 08-34-108-071-0000)

is hereby QUIETED AND VESTED in the name of StrongBuild Company, free and clear of any claims, liens, encumbrances, or interests of Defendant Morgan Alexandra Lineback.

3. No Additional Purchase Price Required. StrongBuild has already paid \$42,034.67 to redeem the Subject Property from an HOA foreclosure lien, which amount exceeds the Padilla REPC purchase price of \$29,650.00. No additional payment from StrongBuild is required as a condition of the transfer of title.

4. Recording. StrongBuild may file a certified copy of this Order with the Salt Lake County Recorder's Office to effect the transfer of title. This Order shall serve as sufficient authority for the Salt Lake County Recorder to transfer title to the Subject Property to StrongBuild Company.

5. Costs. StrongBuild is awarded its taxable costs incurred in this action upon submission and approval of a verified memorandum of costs.

6. Attorney Fees. No attorney fees are awarded in this Order. Any request for attorney fees shall be made, if at all, by separate motion.

*** SIGNED AND ENTERED BY THE COURT AS SHOWN BY THE ELECTRONIC SEAL
AT THE TOP OF THIS ORDER ***

