

The Order of the Court is stated below:

Dated: July 06, 2026
02:18:44 PM

/s/ PERLA DUENAS-RUIZ
District Court Clerk



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1IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH

CENTENNIAL PARK CONDOMINIUM
HOMEOWNERS ASSOCIATION, INC., a
Utah non-profit corporation,

Plaintiff,

-vs-

JANET S. SLOAN, Trustee of the Janet S.
Sloan Trust dated April 12, 2019,

Defendants.

DEFAULT JUDGMENT

Civil No. 269912274

Judge: Richard Pehrson

Discovery Tier 2

Based upon the default of the Defendant Janet S. Sloan, Trustee of the Janet S. Sloan Trust dated April 12, 2019, the pleadings on file, proper notice to the Defendant, and good cause appearing, it is hereby

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

1. Judgment is granted in favor of Plaintiff and against Defendants. The amount of the judgment debt owing to the Association is itemized as follows:

Description	Amount
Recorded Notice of Lien Delinquent Amount	\$6,120.17
08/14/2025	
Assessments incurred since the filing of the	\$2,710.00
Notice of Lien (September 2025-June 2026)	
Costs Incurred	\$293.20
Attorneys Fees Incurred	\$1,641.50
Interest accrued at 18%	\$625.07
Total Amount Due	\$11,389.94

2. Post-judgment interest shall accrue at the rate of 18% per annum from the entry of judgment through the date of sale or the amount is paid in full as provided in Article XIX, Section 1 of Declaration of Condominium for the Centennial Park Condominiums on file with the Salt Lake County Recorder's Office and which was recorded on May 1, 1998, as Entry No. 6948991 and Utah Code §§ 15-1-1 & 57-8a-301(3).

3. Added to this judgment at the time of sale shall be all sums reasonably expended by the Plaintiff for the protection and preservation of the property or the plaintiff's interest.

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

5. Plaintiff's lien, recorded August 14, 2025 as Instrument No. 14422400 is a valid lien upon the premises, subject only to outstanding real estate taxes of record and encumbrances that recorded prior to Plaintiff's Notice of Lien which Notice of Lien is hereby foreclosed and the said real estate as hereinafter described shall be sold at public auction for cash by the Sheriff

of Salt Lake County, State of Utah, or his authorized deputy, retaining his fees, disbursements, and commissions. The real estate upon which the Notice of Lien is herein foreclosed and upon which this order of sale is directed is described as follows:

Unit C, Building 12, Centennial Park Phase II Condominiums Amended, a Utah Condominium Project, together with the appurtenant interest in the common areas and facilities as the same are identified in that certain Condominium Plat recorded May 1, 1998 as Entry No. 6948990, in Book 98-5P of Plats, at Page 106, and amended by that certain Amended Condominium Plat for Phase I, recorded August 12, 1999, as Entry No. 7440862, in Book 99-8P of Plats, at Page 220, and amended by that certain Amended Condominium Plat for Phase II, recorded November 4, 1999, as entry No. 7505787, in Book 99-11D of Plats, at Page 301, and amended by that certain Amended Condominium Plat for Phase III, recorded February 25, 2000, as entry No. 7582280, in Book 2000-P of Plats, at Page 55, and by that certain Declaration of Condominium recorded May 1, 1998, as Entry No. 6948991, in Book 7964, at Page 2013, and amended by that certain Amended and Restated Declaration of Condominium recorded August 12, 1999, as Entry No. 7440863, in Book 8301 at Page 8266, and the Declaration of Partial Removal of Centennial Park Condominiums from the Provisions of the Utah Condominium Ownership Act recorded August 12, 1999, as Entry No. 7440860, in Book 8301, at Page 8245, and the First Supplement to the Amended and Restated Declaration of Condominium for the Centennial Park Condominiums (Phase II (2)) recorded November 4, 1999, as Entry No. 7505788, in Book 8320, at Page 8955, and the Second supplement to the Amended and Restated Declaration of Condominium for the Centennial Park Condominiums (Phase III (3)), recorded February 25, 2000, as Entry No. 7582281, in Book 8344, at Page 3918, of the Official Records of the Salt Lake County Recorder.

Together with the appurtenant undivided interest in said project's common areas as established in said declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the common areas and facilities to which said interest relates.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2019 and thereafter.

Parcel No.: 15-27-402-081-0000.

Commonly known as 1571 West 3255 South #12C, West Valley City, Utah 84119

6. That the premises hereinabove described will be sold at public auction at the Courthouse in the City of Salt Lake, County of Salt Lake, State of Utah, by or under the direction of the Sheriff of said County, upon notice and in the manner provided by law for the sale of real property upon execution, all as directed in the Order of Sale.

7. The liens, claims, and/or other interests held by Defendants, any person in possession, and any other entities or individuals whose interest came of record after the commencement of this action, are subsequent and inferior to the lien of the Plaintiff herein and Defendants shall have no right to a homestead exemption.

8. Any and all liens, claims, and/or other interests of Defendants are inferior, junior and subordinate to the Notice of Lien being foreclosed and Defendants are hereby barred and foreclosed from any estate, interest, lien, or other claim upon the property, subject only to the right of redemption as provided by law.

9. Plaintiff is allowed to credit bid at the sale the amount its owed pursuant to the Judgment. Plaintiff is allowed to become the purchaser of the property if there are no bidders present placing a bid higher than Plaintiff's bid.

10. 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;

11. That Plaintiff may have judgment and execution against the 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;

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

13. Jurisdiction in this matter is hereby reserved and retained for the purpose of making such further orders as may be necessary in order to effectuate the terms of this Judgment, to correct any mathematical or typographical or other minor errors, or to take such other steps as may be necessary to fully resolve the issues presented in this matter.

14. For such other relief as the Court deems proper.

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

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