



Scott S. Bridge (12039)
KESLER & RUST
68 South Main Street, Suite 200
Salt Lake City, Utah 84101
Telephone: (801) 532-8000
Fax: (801) 531-7965
sbridge@keslerrust.com
Attorneys for Virtu Roofing Inc., dba Master Roofing

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

VIRTU ROOFING INC., doing business as
MASTER ROOFING, a Utah corporation;

Plaintiff,

v.

WENDY LYN ATKINSON, aka Wendy
Bryant, an individual, and ERIC BRYANT, an
individual; and JOHN DOES 1-10;

Defendants.

**FINAL JUDGMENT AND EXECUTION
ORDER**

Civil No. 250906114

Judge Robert Faust

IT IS HEREBY ORDERED as follows:

Judgment is hereby entered in favor of plaintiff Virtu Roofing Inc. dba Master Roofing
("Master Roofing") and against defendants Wendy Lyn Atkinson, aka Wendy Bryant and Eric Bryant
(hereinafter collectively "Defendants") in the following amounts:

1. \$12,732.61 in principal;
2. \$5,107.00 in prejudgment interest (24% from November 7, 2024 to July 9, 2026);
3. \$4,825.00 in attorney fees;
4. \$1,070.00 in costs;

5. Total judgment: **\$23,734.61.**

This judgment shall be augmented with post judgment interest at the contract rate of 24% per annum from November 7, 2024 until paid in full, together with post judgment attorney fees and costs incurred in collection thereof.

Pursuant to the Second Claim for Relief, to the extent the judgment is not otherwise satisfied, it is hereby ordered that Master Roofing's construction lien on property owned by Defendants, and identified below, shall proceed to foreclosure pursuant to Utah Code Ann. § 38-1a-704, and the county sheriff is directed and authorized to conduct a sheriff's sale to sell the below property according to the provisions of the law relating to sales on execution:

LOT 24, TRANSWEST HOLLOW. 5147-1019, 1020 5210-0387 5514-08275849-0279 6019-1365 6074-2871 8013-1396 8018-0939 09550-5023.

Tax Parcel: 21-09-227-045-000

The proceeds, if any, obtained at the sheriff's sale shall be applied to satisfy the judgment amount above.

Having resolved all claims against all parties in this matter, the Court certifies this judgment as a final judgment under Rule 54(b).

END OF ORDER

The Court's signature and seal appears at the top of the first page.

CERTIFICATE OF SERVICE

I hereby certify that I caused to be delivered by U.S. Mail a true and correct copy of the foregoing **FINAL JUDGMENT AND EXECUTION ORDER**, on July 9, 2026 to:

Wendy Atkinson aka Wendy Bryant
Eric Bryant
4860 South 2200 West
Salt Lake City, UT 84129

/s/ Cindee Elmer
