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

THE ASHBY APARTMENTS, Plaintiff, vs. EPHRAIM TORRES Defendant(s).	DEFAULT JUDGMENT Case No. 26-0905263 EV Judge Richard Daynes
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12A Default Certificate has been issued due to Defendant's failure to answer after being formally served with a Summons and Complaint. Good cause appearing,

IT IS HEREBY ORDERED:

1. That defendants immediately vacate and surrender the premises located at **358 East 100 South, #26, Salt Lake City, Utah 84111**, remove all personal property, and that a Writ of Restitution be issued to effect a forcible eviction if necessary.
2. The judgment may be augmented to include after accruing costs expended in the collection of said judgment, subject to Court approval.

3. Judgment is entered against Ephraim Torres in favor of Plaintiff for \$3,381.64 which shall accrue interest at a rate of 5.51%. This amount is broken down as follows:

Unpaid rent	\$1,500.00
Late fees	\$100.00
Treble damages times 18 days	\$1,331.64
Attorney fees	\$450.00
TOTAL	\$3,381.64

-----END OF ORDER, SIGNATURE APPEARS ON TOP OF FIRST PAGE-----

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the foregoing was served in the manner indicated below on the 28 day of July 2026 to those indicated below:

Ephraim Torres 358 East 100 South, #26 Salt Lake City, Utah 84111	☒ U.S. Mail, postage prepaid ☐ Hand-delivery ☐ Facsimile ☐ Email ☐ E-filed
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/S/ Abigail Hunter