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

HENRY BAKALY,

Plaintiff,

v.

DEVIN ALAN BROWNE,

Defendant.

JUDGMENT

Case No. 260900957

Judge Hon. Richard Daynes

Consistent with the Court's findings and Order, entered on the record on July 16, 2026,
the Court enters the following judgment:

1. On Plaintiff Henry Bakaly ("Plaintiff's") First Cause of Action – Unlawful Detainer, summary judgment in favor of Plaintiff and against Defendant Devin Alan Browne ("Defendant").
2. On Plaintiff's Second Cause of Action – Breach of Contract, summary judgment in favor of Plaintiff and against Defendant.
3. Dismissal of Defendant's counterclaims with prejudice.

4. Judgment in favor of Plaintiff and against Defendant as follows:

Description	Amount
Principal - Unpaid Rent from January 2026 through March 12, 2026	\$2,100.00
Treble Damages from January 30, 2026, through March 12, 2026, pursuant to Utah Code Ann. §78B-6-811(3)	\$3,080.01
Pre-Judgment interest on unpaid invoices at 10% per annum through July 23, 2026	\$99.54
TOTAL	\$5,279.55

5. Award of pre- and post-judgment interest at 10% per annum pursuant to Utah Code Ann. §15-1-1.

6. Upon application to the Court, this judgment may be augmented to include the amount of reasonable costs and attorney fees incurred by Plaintiff in obtaining, enforcing, and preserving the judgment.

– End of Judgment –

– Court Seal is located at the Top of the Document –

CERTIFICATE OF SERVICE

I HEREBY CERTIFY THAT on **July 23, 2026**, a true and correct copy of the foregoing **JUDGMENT** was electronically filed with the Court, and sent by U.S. first-class mail, postage prepaid, to the last known address for the following identified parties:

Devin Alan Browne
AKA Devin Smith
AKA Jack Whitefield
771 West Paxton Avenue
Salt Lake City, UT 84104
Defendant

By: /s/ Lauren Lutz