

The Order of the Court is stated below:

Dated: July 31, 2026
08:41:09 AM

/s/ REAGAN ROBICHAUX
District Court Clerk



Caleb O. Andrews (17511)
Kyle G. O'Bryant (20328)
MILLER HARRISON, LLC
5292 S. College Drive, Suite 304
Murray, Utah 84123
Telephone: (801) 692-0799
caleb@millerharrisonlaw.com
kyle@millerharrisonlaw.com
Attorneys for Plaintiff

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

CEDARS AT MILLCREEK CONDOMINIUM OWNERS ASSOCIATION, INC., a domestic non-profit corporation, Plaintiff, v. DIANE ALSERDA and NICHOLAS PETERSON, Defendant.	DEFAULT JUDGMENT Civil No. 269907630 Judge: TODD M SHAUGHNESSY
---	--

Based on the motion of Plaintiff, the affidavits of Caleb O. Andrews, and the records and files herein;

IT IS HEREBY ORDERED AND ADJUDGED that Plaintiff have judgment against Defendant Diane Alserda and Nicholas Peterson as follows:

Principal named in Complaint	\$	3,300.00
Pre-judgment interest at 18% since March 7, 2026	\$	141.58

Assessments accrued after applying payment made by the Defendant since date of Complaint	\$	(577.25)
Sub Total	\$	2,864.33
Attorney fees	\$	1,955.00
Filing Fee	\$	200.00
Service Fee Costs	\$	60.00
Regular and Certified Mailing Cost	\$	24.00
County Recorder / Lien Recording Fees	\$	100.00
Administrative Fee / Bank NSF / Other Fee	\$	75.00
Payments Applied	\$	(1327.25)
Total Attorney Fees & Costs minus Payments Applied	\$	1,086.75
Total Judgment (Sub Total + Total Attorney Fees):	\$	3,951.08

IT IS FURTHER ORDERED that:

I. The Association is awarded its reasonable attorney fees and costs incurred in collection of this judgment until the judgment is paid in full.

II. The judgment may be augmented upon further award of the Court by the amount of post-judgment assessments and late fees, including special assessments and other charges assessed against the Property.

III. Post judgment interest shall accrue at the parties' contractual rate of 18% per annum until the judgment is paid in full.

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

(The Court's signature appears on the top of the first page)