

The Order of the Court is stated below:

Dated: July 31, 2026
09:45:58 AM

/s/ LINDA JONES
District Court Judge



BRET T. THRASHER (19879) AUBREY THRASHER, LLC Attorneys for Plaintiff 3050 Peachtree Road NW, Suite 240 Atlanta, Georgia 30305 Phone:404-978-1355 Bthrasher@aubreythrasher.com	
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IN THE THIRD DISTRICT COURT, SALT LAKE COUNTY, STATE OF UTAH	
HEADWAY CAPITAL, LLC, Plaintiff, v. ERB REALTY & PROPERTY MANAGEMENT LLC and ALLEN ERB, Defendants.	FINAL DEFAULT JUDGMENT Case Number: 269908687 Judge: LINDA JONES

Pursuant to Rule 55(b)(1) of the Utah Rules of Civil Procedure, the Court hereby enters Judgment in favor of Plaintiff HEADWAY CAPITAL, LLC, against Defendants ERB REALTY & PROPERTY MANAGEMENT LLC and ALLEN ERB, jointly and severally, in the principal amount of \$20,217.63, plus accrued interest at the contract rate through December 15, 2025 in the amount of \$7,171.71, plus accrued pre-judgment interest at the statutory rate of 10% per annum, pursuant to Utah Code § 15-1-1, from, December 16, 2025 through July 9, 2026 in the amount of \$ 1,135.51, attorneys' fees in the amount of \$350.00, pursuant to URCP 73(f)(1), as the underlying agreement between the Parties provides for attorneys' fees in the event of default, and in compliance with Rule of Professional Conduct 5.4, for a total judgment of \$28,874.85,

plus post-judgment interest at the legal rate of 5.51% from the date of judgment until paid, based on the following:

1. Defendants ERB REALTY & PROPERTY MANAGEMENT LLC and ALLEN ERB have failed to appear or otherwise defend in this case;

1. Defendants have been served pursuant to Rule 4(d)(1).

It is further ordered that this judgment MAY be augmented in the amount of post-judgment interest at the legal rate of 5.51%, and reasonable costs and attorneys' fees expended in collecting said judgment by execution or otherwise as shall be established by affidavit, permitted by ruled and/or the law, and approved by the Court.

Defendants ERB REALTY & PROPERTY MANAGEMENT LLC and ALLEN ERB are jointly and severally liable for this judgment.

The electronic signature of this Court appears at the top of the first page.