



1DENNIS K. POOLE (2625)
POOLE & ASSOCIATES, L.C.
4543 South 700 East, Suite 200
Salt Lake City, Utah 84107
Telephone: (801) 263-3344
Telecopier: (801) 263-1010
Email: dkpoole@dkpoolelaw.com

Attorneys for Plaintiff

IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY

STATE OF UTAH, SALT LAKE DEPARTMENT

BIJCO, LLC, a Utah limited liability company, Plaintiff, vs. EAGLE PEAK EXTERIORS, LLC, a Utah limited liability company; WALTER SCOTT PRICE, an individual and BRANDY ROSE PRICE, an individual, Defendants.	DEFAULT JUDGMENT AGAINST EAGLE PEAK EXTERIORS, LLC, WALTER SCOTT PRICE, AND BRANDY ROSE PRICE CASE NO. 260905177 JUDGE JAMES GARDNER
--	--

The Defendants Eagle Peak Exteriors, LLC, Walter Scott Price and Brandy Rose Price (herein "Defendants") having failed to Answer or otherwise respond to Plaintiff's Complaint and the Clerk's Certificate of Default having been entered against the Defendants, and based upon the allegations which are admitted, and for good cause appearing,

NOW, THEREFORE, the Court enters the following Judgment and Orders:

1. The Court finds that the Defendants were served with a three-day notice to vacate the property of Plaintiff located at 1309 S. Jefferson Street, Salt Lake City, Utah (the "Property"), on June 18, 2026. As of June 22, 2026, Defendants are in unlawful detainer of the Property.

2. Defendants were served with Summons and Complaint on July 13, 2026, and July 19, 2026, respectively. To date, Defendants have not filed answers to the Complaint.

3. Plaintiff is awarded judgment against Defendants for unlawful detainer and is granted an Order of Restitution of the Property.

4. Based upon Plaintiff's Disclosures, the reasonable rental value of the Property occupied by Defendants is \$4,650.00 per month or \$155.00 per day. Plaintiff is awarded treble damages of \$465.00 per day from June 22, 2026, through August 5, 2026, for a total of \$20,925.00. Plaintiff may supplement its judgment for additional damages for each day Defendant is in possession of the Property after August 5, 2026.

5. Plaintiff is awarded judgment against Defendant for its attorney fees and costs in the amount of \$1,939.00, and such additional attorney fees and costs incurred in collecting the foregoing judgment.

6. Plaintiff is awarded post-judgment interest at the rate of 5.51% per annum from the date hereof

In accordance with the Utah Court's electronic filing system, this Default Judgment does not bear the handwritten signature of the Judge, but instead displays the electronic signature of the Judge. It is located on the first page, in the upper right-hand corner.

2CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing **DEFAULT JUDGMENT AGAINST EAGLE PEAK EXTERIORS, LLC, WALTER SCOTT PRICE, AND BRANDY ROSE PRICE** in Case No.260905177 was mailed, U.S. Mail, postage prepaid, on the 7th day of August, 2026, to:

WALTER SCOTT PRICE
BRANDY ROSE PRICE
4656 South 1980 West
Salt Lake City, Utah 84129

EAGLE PEAK EXTERIORS, LLC
c/o Walter Scott Price
4656 South 1980 West
Salt Lake City, Utah 84129

/s/ Dennis K. Poole