

The Order of the Court is stated below:

Dated: September 03, 2026
12:20:20 PM

/s/ HEATHER BRERETON
District Court Judge



Titan Legal
Kirk A. Cullimore #3640
David R. Todd #13884
Nicholas P. Lloyd #17492
12339 S. 800 E. Suite 100, Draper, UT 84020
Tele: (801) 571-6611
litigation@titanlegal.com
Attorneys for Plaintiff

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

INVESTMENT REALTY ADVISORS Plaintiff	DEFAULT JUDGMENT
vs.	Civil No. 260901708
LILLIAN FOX Defendant	Judge: HEATHER BRERETON

Defendant LILLIAN FOX have failed to plead or otherwise defend in this action and default has been entered.
IT IS HEREBY ORDERED that Plaintiff be awarded Judgment against Defendant in the amount of:

Previous Balance	\$2495.00
Daily Rent 2/1/2026 - 2/27/2026	\$665.82
Future Rent from 03/27/2026 - 3/31/2026	\$123.30
Late Fees	\$100.00
Eviction Turn Over	\$50.00
Treble Damages 2/28/2026 - 3/26/2026	\$1997.46
Serve Summons and Complaint	\$35.00
Court Fee	\$200.00
Serve Order of Restitution	\$29.00
Enforce Order of Restitution	\$49.00
Attorney Fees	\$772.50
Credit	-\$0.00
Payments	-\$0.00
TOTAL JUDGMENT	\$6517.08

Interest shall accrue on this judgment as provided by contract at the rate of 24% from the date of judgment until paid.

This Judgment may, by motion, be augmented in the amount of reasonable costs and attorney fees by court order.

ISSUED under the seal of the court: Official signature appears at the top of the first page.