



Robert P. Harrington (12541)
Taylor J. Smith (17537)
Keith J. Saylin (20365)
MASSEY BEAN & LEWIS
50 West Broadway, 10th Floor
Salt Lake City, UT 84101
Telephone: (801) 994-6800
Email: rharrington@mbllaw.com
Email: tsmith@mbllaw.com
Email: ksaylin@mbllaw.com

Attorneys for Plaintiff Nursa, Inc.

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

NURSA, INC., a Delaware corporation,

Plaintiff,

v.

QL-ALLISON CARE CENTER, LLC, D/B/A
"ALLISON CARE CENTER," a Colorado
limited liability company; et al.,

Defendants.

DEFAULT JUDGMENT

Civil Case No. 240909569

Judge: Amanda Montague

TIER 3

Based on the Court's Default Certificate issued on February 3, 2026, and in light of the facts set forth in Nursa, Inc.'s Motion for Entry of Default Judgment by Clerk (the "**Motion**"), the Court hereby enters Final Judgment in this matter.

WHEREFORE, it is hereby DECREED, ORDERED, and ADJUDGED that Nursa, Inc. shall have judgment against the following 14 Defendants: 1) Ardent Health and Rehabilitation, LLC, d/b/a "Ardent Health and Rehabilitation" ("**Ardent**"); 2) Broadview Health and

Rehabilitation Center LLC, d/b/a “Broadview Health and Rehabilitation Center” (“**Broadview**”); 3) Colonial Health and Rehabilitation Center LLC, d/b/a “Colonial Health and Rehabilitation Center” (“**Colonial**”); 4) Creekside Village Health and Rehabilitation Center LLC, d/b/a “Creekside Village Health and Rehabilitation Center” (“**Creekside Village**”); 5) Crestmoor Health and Rehabilitation Center LLC, d/b/a “Crestmoor Health and Rehabilitation Center” (“**Crestmoor**”); 6) Desert Willow Health and Rehabilitation Center LLC, d/b/a “Desert Willow Health and Rehabilitation Center” (“**Desert Willow**”); 7) Elevation Health and Rehabilitation Center LLC, d/b/a “Elevation Health and Rehabilitation Center,” and a/k/a “Wellsprings Care Center” (“**Elevation**”); 8) Fountain View Health and Rehabilitation Center LLC, d/b/a “Fountain View Health and Rehabilitation Center” (“**Fountain View**”); 9) Kiowa Hills Health and Rehabilitation Center LLC, d/b/a “Kiowa Hills Health and Rehabilitation Center” (“**Kiowa Hills**”); 10) Linden Place Health and Rehabilitation Center LLC, d/b/a “Linden Place Health and Rehabilitation Center” (“**Linden Place**”); 11) Pelican Pointe Health and Rehabilitation Center LLC, d/b/a “Pelican Pointe Health and Rehabilitation Center” (“**Pelican Pointe**”); 12) Poudre Canyon Health and Rehabilitation Center LLC, d/b/a “Poudre Canyon Health and Rehabilitation Center” (“**Poudre Canyon**”); 13) South Platte Health and Rehabilitation Center LLC, d/b/a “South Platte Health and Rehabilitation Center” (“**South Platte**”); and 14) Westlake Lodge Health and Rehabilitation Center LLC, d/b/a “Westlake Lodge Health and Rehabilitation Center” (“**Westlake Lodge**”) (all collectively referred to herein as the “**Beecan Health Colorado Defendants**” or the “**Facilities**”) cumulatively as follows.

A total judgment of \$5,321,310.21, comprised of the following cumulative amounts:

1. A damages award of \$601,501.37, as of September 2, 2026, the date of Jared Roberts’ Declaration, against Ardent, which includes the

amount of \$413,442.06 in outstanding principal and \$188,059.31 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

2. A damages award of \$134,637.29, as of September 2, 2026, the date of Jared Roberts' Declaration, against Broadview, which includes the amount of \$90,155.80 in outstanding principal and \$44,481.49 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

3. A damages award of \$31,214.30, as of September 2, 2026, the date of Jared Roberts' Declaration, against Colonial, which includes the amount of \$21,066.56 in outstanding principal and \$10,147.74 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

4. A damages award of \$957,194.59, as of September 2, 2026, the date of Jared Roberts' Declaration, against Creekside Village, which includes the amount of \$652,657.04 in outstanding principal and \$304,537.55 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

5. A damages award of \$154,704.76, as of September 2, 2026, the date of Jared Roberts' Declaration, against Crestmoor, which includes the amount of \$103,233.22 in outstanding principal and \$51,471.54 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

6. A damages award of \$18,643.33, as of September 2, 2026, the date of Jared Roberts' Declaration, against Desert Willow, which includes the amount of \$11,151.00 in outstanding principal and \$7,492.33 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

7. A damages award of \$330,040.61, as of September 2, 2026, the date of Jared Roberts' Declaration, against Elevation, which includes the amount of \$219,528.08 in outstanding principal and \$110,512.53 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

8. A damages award of \$356,682.63, as of September 2, 2026, the date of Jared Roberts' Declaration, against Fountain View, which includes the amount of \$239,439.71 in outstanding principal and \$117,242.92 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

9. A damages award of \$41,389.19, as of September 2, 2026, the date of Jared Roberts' Declaration, against Kiowa Hills, which includes the amount of \$27,547.70 in outstanding principal and \$13,841.49 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

10. A damages award of \$96,837.76, as of September 2, 2026, the date of Jared Roberts' Declaration, against Linden Place, which includes the amount of \$68,252.30 in outstanding principal and \$28,585.46 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

11. A damages award of \$1,164,532.79, as of September 2, 2026, the date of Jared Roberts' Declaration, against Pelican Pointe, which includes the amount of \$798,323.79 in outstanding principal and \$366,209.00 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

12. A damages award of \$317,096.26, as of September 2, 2026, the date of Jared Roberts' Declaration, against Poudre Canyon, which includes the amount of \$206,868.75 in outstanding principal and \$110,227.51 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

13. A damages award of \$21,574.15, as of September 2, 2026, the date of Jared Roberts' Declaration, against South Platte, which includes the amount of \$14,464.64 in outstanding principal and \$7,109.51 in late fees. Plus post-judgment interest accruing on this total in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim;

14. A damages award of \$1,025,071.62, as of September 2, 2026, the date of Jared Roberts' Declaration, against Westlake Lodge, which includes the amount of \$705,072.27 in outstanding principal and \$319,999.35 in late fees. Plus post-judgment interest accruing on this total

in the amount of 1.5% monthly, as provided in the Agreements giving rise to this claim; and

15. An attorneys' fees and costs award, jointly and severally, against the Beecan Health Colorado Defendants in the amount of \$70,189.56, as of September 2, 2026, the date of Taylor J. Smith's Declaration. Plus statutory post-judgment interest on such amounts.

Nursa may submit updated amounts from time to time to reflect additional attorney fees and costs and late fees that may accrue.

****ENTERED BY THE CLERK ON THE DATE AND AS INDICATED BY THE SEAL AT
THE TOP OF THE FIRST PAGE****

CERTIFICATE OF SERVICE

I hereby certify that on September 2, 2026, I filed a true and correct copy of the foregoing **DEFAULT JUDGMENT** via the Court's electronic case filing system, which effectuated service on all parties who have appeared. *See* Utah R. Civ. P. 5(a)(2).

/s/ Kiersten Slade-Westwood
Kiersten Slade-Westwood