



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](mailto:caleb@millerharrisonlaw.com)  
[kyle@millerharrisonlaw.com](mailto:kyle@millerharrisonlaw.com)  
*Attorneys for Plaintiff*

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

|                                                                                                                                                             |                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| DAYBREAK TOWNHOME 1<br>OWNERS' ASSOCIATION, INC., a<br>domestic non-profit corporation,<br><br>Plaintiff,<br>v.<br><br>BRYAN CHRISTENSEN,<br><br>Defendant. | <b>DEFAULT JUDGMENT</b><br><br>Civil No. 269920447<br><br>Judge: PATRICK CORUM |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|

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 Bryan Christensen as follows:

|                                 |            |
|---------------------------------|------------|
| Principal named in<br>Complaint | \$4,229.73 |
| Attorney fees                   | \$1,575.00 |
| Filing Fee                      | \$215.00   |
| Pre-judgment interest at        | \$44.04    |

|                                             |                   |
|---------------------------------------------|-------------------|
| 10% since July 12, 2026                     |                   |
| Service Fee Costs                           | \$45.00           |
| Assessments accrued since date of Complaint | \$599.61          |
| Regular and Certified Mailing Cost          | \$12.00           |
| County Recorder / Lien Recording Fees       | \$100.00          |
| Administrative Fee / Bank NSF / Other Fee   | \$75.00           |
| <b>Total Judgment:</b>                      | <b>\$6,895.38</b> |

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 10% per annum until the judgment is paid in full.

-----END OF ORDER-----  
*(The Court's signature appears on the top of the first page)*