THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH
WEST JORDAN DEPARTMENT

MARIA CRISTINA OSORIO, an individual, and JUAN MANUEL CORREA, an individual, Plaintiffs, vs. MELISSA CORREA a/k/a MELISSA SITES, an individual, and JACOB ANCIL SITES, an individual, Defendants.	**JUDGMENT** Case No. 240903460 Judge James D. Gardner

Pursuant to Rule 58A of the Utah Rules of Civil Procedure, and for good cause appearing, judgment is hereby entered in accordance with the Court's Finding of Facts, Conclusion of Law and Order as follows:

1. Judgment is entered IN FAVOR of Defendants Jacob Sites and Melissa Sites and AGAINST Plaintiffs Maria Cristina Osorio and Juan Manuel Correa on Plaintiffs' First Cause of Action (Breach of Oral Contract) and Third Cause of Action (Fraud), and those claims are DISMISSED WITH PREJUDICE.

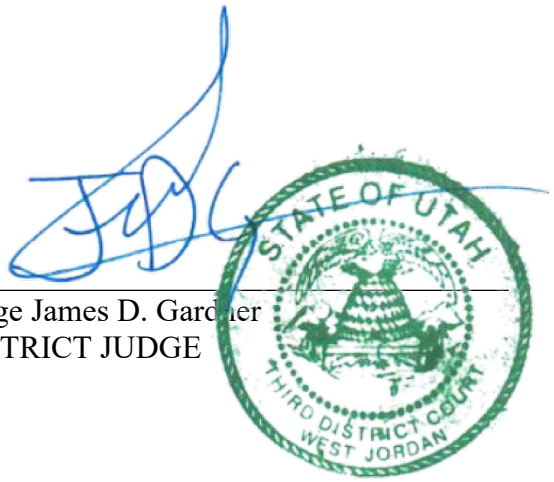
2. Judgment is entered IN FAVOR of Plaintiffs Maria Cristina Osorio and Juan Manuel Correa and AGAINST Defendants Jacob Sites and Melissa Sites, jointly and severally, on Plaintiffs' Second Cause of Action (Unjust Enrichment).

3. Plaintiffs are awarded damages against Defendants, jointly and severally, in the total principal sum of TWO HUNDRED EIGHTY-SIX THOUSAND TWO HUNDRED FORTY-SIX DOLLARS AND TWENTY-SIX CENTS ($286,246.26), together with post-judgment interest thereon at the statutory rate pursuant to Utah Code Ann. § 15-1-4 from the date of entry of judgment until paid in full.

4. All other claims for relief, including claims for property equity, appreciation, consequential eviction damages, and punitive damages, are DENIED AND DISMISSED WITH PREJUDICE.

DATED this 21st day of October, 2026.

BY THE COURT:



Judge James D. Gardner
DISTRICT JUDGE