The Order of the Court is stated below:
Dated: October 22, 2026 04:05:01 PM **/s/** JOEL FERRE
District Court Judge

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

WATERBURY HOMEOWNERS' ASSOCIATION INC., a Utah non-profit corporation, Plaintiff, -vs- ROBERT W. SCHAFER and PATRICIA L. SCHAFER, as TRUSTEES of THE ROBERT W. SCHAFER AND PATRICIA L. SCHAFER FAMILY TRUST dated MARCH 30, 2023, Defendants.	**AMENDED DEFAULT JUDGMENT** Civil No. 269911272 Judge: Joel Ferre Discovery Tier 2

Based upon the default of the Defendants Robert W. Schafer and Patricia L. Schafer as Trustees of the Robert W. Schafer and Patricia L. Schafer Family Trust dated March 30, 2023, the pleadings on file, proper notice to the Defendant, and good cause appearing, it is hereby

ORDERED, ADJUDGED AND DECREED that a Default Judgment be issued as follows:

1. Judgment is granted in favor of Plaintiff and against Defendants. The amount of the judgment debt owing to the Association is itemized as follows:

1.

Description	Amount
Complaint Filed April 16, 2026	$5,288.35
Additional Accrued Assessments (October 2025 - October 1, 2026)	$4,085.00
Additional Accrued Late Fees (10/2025 through 07/2026)	$341.00
Complaint Filing Costs	$200.00
Service Costs	$1,424.68
Attorney Fees Allowed Per Rule 73	$475.00
Total Amount Due	**$11,814.03**

2. Post-judgment interest shall accrue at the rate of 10% per annum from the entry of judgment through the date of sale or the amount is paid in full as provided pursuant to Article VII, Section d and f of the Association's Restated Declaration of Condominium of Waterbury Open Space Community, Residential District on file with the Salt Lake County Recorder's Office, recorded on October 26, 2011, as Entry No. 11267829 (as said declaration may have heretofore been amended or supplemented, collectively known as the "Declaration"), and Utah Code § 15-1-4(2)(a).

3. Added to this judgment at the time of sale shall be all sums reasonably expended by the Plaintiff for the protection and preservation of the property or the beneficiary's interest.

4. This judgment may be augmented in the amount of after-accruing assessments, fines and reasonable costs and attorney fees expended in collection said judgment by execution or otherwise as shall be established by affidavit.

5. Plaintiff's notice of lien, recorded June 5, 2025 as Instrument No. 14393647 in the records of the Salt Lake County Recorder is a valid lien upon the premises, subject only to outstanding real estate taxes of record and encumbrances that recorded prior to Plaintiff's Notice of Lien which Notice of Lien is hereby foreclosed and the said real estate as hereinafter described shall be sold at public auction for cash by the Sheriff of Salt Lake County, State of Utah, or his authorized deputy, retaining his fees, disbursements, and commissions. The real estate upon which the Notice of Lien is herein foreclosed and upon which this order of sale is directed is described as follows:

> Unit No. I, in Building 1-Q, contained within Waterbury Open Space Community, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder, as Entry No. 2548992, in Book 73-6, at Page 26, and as further defined and described in the Declaration of Covenants, Conditions and Restrictions and Bylaws of said Condominium Project, recorded in the office of the Salt Lake County Recorder on June 22, 1973, in Book 3356, at Page 23, as Entry No. 2548993 and Amended and Restated on October 18, 2011, as Entry No. 11262900, in Book 9958, at Page 8855 (as said Map and Declaration may be amended and/or Supplemented). Together with: (a)The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited

Common Areas which is appurtenant to said Unit; and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.
SUBJECT TO: encumbrances, easements, rights and restrictions of record.
TOGETHER WITH all improvements and appurtenances thereunto belonging.

Parcel No. 22-16-152-002-0000

Commonly known as 5683 S Waterbury Wy, Murray, Utah 84121

6. That the premises hereinabove described will be sold at public auction at the Courthouse in the City of Salt Lake, County of Salt Lake, State of Utah, by or under the direction of the Sheriff of said County, upon notice and in the manner provided by law for the sale of real property upon execution, all as directed in the Order of Sale.

7. The liens, claims, and/or other interests held by Defendants, any person in possession, and any other entities or individuals whose interest came of record after the commencement of this action, are subsequent and inferior to the lien of the Plaintiff herein and Defendants shall have no right to a homestead exemption.

8. Any and all liens, claims, and/or other interests of Defendants are inferior, junior and subordinate to the Notice of Lien being foreclosed and Defendants are hereby barred and foreclosed from any estate, interest, lien, or other claim upon the property, subject only to the right of redemption as provided by law.

9. Plaintiff is allowed to credit bid at the sale the amount its owed pursuant to the Judgment. Plaintiff is allowed to become the purchaser of the property if there are no bidders present placing a bid higher than Plaintiff's bid.

1. Following the sale, the Sheriff of Salt Lake County be ordered to execute and deliver a Certificate of Sale as required by law, and that upon the expiration of the period of redemption as prescribed by law, the Sheriff be ordered to execute and deliver a deed to the purchaser of the Property and that the purchaser be let into possession of the Property;

2. That Plaintiff may have judgment and execution against the Defendant for any deficiency that may remain after applying the proceeds (if any) from the sale of the Property to the satisfaction of the judgment;

3. That in the event there are any excess funds from the Sheriff's sale that such funds be deposited with the Court;

4. Jurisdiction in this matter is hereby reserved and retained for the purpose of making such further orders as may be necessary in order to effectuate the terms of this Judgment, to correct any mathematical or typographical or other minor errors, or to take such other steps as may be necessary to fully resolve the issues presented in this matter.

5. For such other relief as the Court deems proper.

Entered as indicated by the signature and date set forth at the top of the first page.

----------END OF ORDER----------