The Order of the Court is stated below:
Dated: November 12, 2026 11:04:09 AM **/s/** JEFF MANN
District Court Judge

Ben W. Lieberman (#11456) Lieberman Siebers & Wood 1105 East 900 South, Suite 200 Salt Lake City, Utah 84105 Telephone: (801) 433-0695 E-mail: ben@9thSouthLaw.com *Attorney for Plaintiff*	

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

WEST JORDAN RETAIL ASSOCIATES, LLC, Plaintiff, v. **VIP QUINCE LLC, Jason briseno-larios,** and **FRANCISCO BRISENO,** Defendants.	**DEFAULT JUDGMENT** Civil No. 260904338 Judge Jeff Mann

The Complaint in this matter was filed on June 8, 2026. Defendants VIP Quince, LLC and Jason Briseno-Larios, were served with the Complaint and a valid summons on June 16, 2026, and Defendant Francisco Briseno on June 22, 2026, and all Defendants failed to appear or respond. Default was entered against Defendants on August 25, 2026. The Court now enters default judgment against Defendants, as judgment debtors, and in favor of Plaintiff West Jordan Retail Associates, LLC, as judgment creditor, as follows:

$97,569.00 - Compensatory Damages

$ 375.00	-	Court Filing Fees
$ 203.50	-	Service of Process Fees
$98,147.50	**-**	**Total Judgment**

This judgment shall bear interest at 12% per annum set forth in Section 4.03 of the lease agreement at issue.

THIS ORDER IS ELECTRONICALLY SIGNED BY THE COURT ON THE FIRST PAGE OF THE DOCUMENT AND ENTERED AS OF THAT DATE.
