The Order of the Court is stated below:
Dated: November 19, 2026 01:07:03 PM **/s/** TERESA WELCH
District Court Judge

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

INVESTMENT REALTY ADVISORS Plaintiff vs. TERRILL HERNANDEZ Defendant	**JUDGMENT** Civil No. 260902435 Judge: TERESA WELCH

Pursuant to Plaintiff's Motion for Summary Judgment, and for good cause appearing, the Court hereby finds that there are no genuine disputes of material fact, and that Plaintiff is entitled to judgment as a matter of law.

IT IS HEREBY ORDERED that Plaintiff be awarded judgment against Defendant in the amount of:

Previous Balance	$4520.00
Daily Rent 3/1/2026 - 3/23/2026	$487.83
Late Fees	$200.00
Service of Notice	$10.00
Eviction Turn Over	$50.00
Treble Damages 3/24/2026 - 6/11/2026	$5090.40
Court Costs	$295.00
Attorney Fees	$1095.00
Credit	-$0.00
Payments	-$0.00
TOTAL JUDGMENT	**$11748.23**

with interest on the judgment as provided by contract at the rate of 24% from the date of this judgment until paid. This judgment may, by motion, be augmented for additional costs and attorney fees by court order.

Pursuant to Rule 7(j)(4), URCP, a party may object to the form of the proposed Order by filing an Objection within 7 days after the proposed Order is served upon them.

ISSUED under the seal of the court: Official signature appears at the top of the first page.

REF NO. 321726-IO