The Order of the Court is stated below:
Dated: November 20, 2026 02:52:07 PM **/s/** MATYLDA BLASZCZAK
District Court Clerk

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Attorney for Plaintiff

1IN THE third Judicial District Court, salt lake County, State of Utah	
WATERSIDE CONDOMINIUM OWNERS' ASSOCIATION, a Utah non-profit corporation, Plaintiff, v. BRODY OSBORNE, an individual, and PARIS OSBORNE, an individual, Defendants.	1 **AMENDED DEFAULT JUDGMENT** Civil No. 269912389 Judge: Coral Sanchez

Based upon the default of Defendants, Brody Osborne and Paris Osborne, the pleadings on file, proper notice to Defendants, and good cause appearing, it is hereby

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

I. Judgment in the amount of **$19,338.76**, which is calculated pursuant to the following:

A. $17,024.20 for assessments, late fees, interest and other charges owed to Plaintiff as of the date of the Complaint:

B. $930.00 in additional monthly assessments for April 2026 through June 2026, which have accrued after the date of the Complaint;

C. $100.00 for late fees accrued each month from April 2026 through May 2026;

D. $320.16 for interest accrued on Defendants' unpaid account with the Plaintiff from April 1, 2026 through June 2, 2026, and the parties' contractual rate of ten percent (10%) per annum;

E. $475.00 in pre-judgment attorney's fees for Plaintiff's collections efforts against Defendants related to the prosecution of this action;

F. $489.40 in pre-judgment costs and expenses incurred by Plaintiff for its collection efforts against Defendants; and

II. Post-judgment interest accruing at the parties' contractual rate of ten percent (10%) per annum until the judgment is paid in full;

III. Pursuant to Utah Code § 57-8a-306(1), post-judgment attorneys' fees, costs, and expenses incurred by Plaintiff in collecting on this judgment until it is paid in full, which may be established by affidavit.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that:

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

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that:

I. Plaintiff's lien, which secures the payment obligation due by the Defendant to Plaintiff, is a good and sufficient lien upon the property located at 1199 E. Waterside Cove #32, Cottonwood Heights, UT 84047 (the "Property"), which Property is more particularly described as: 1

> Unit 32, of Building 1199, as shown in the Record of Survey Map for Waterside Condominiums, a Condominium project appearing in the records of the County Recorder of Salt Lake County, Utah, as Entry No. 4857807 in Book 89-12, at Page 117, and as defined as described in the declaration of covenants, conditions, and restrictions and bylaws of the Waterside Condominiums, recorded in Salt Lake County, Utah, on December 8, 1989 as Entry No. 4857808 in Book 6182 at Page 1183, and as amended on September 14, 1995 as Entry No. 6165487, in Book 7227 at Page 1697.
>
> Together with all undivided interest in the general common areas and the exclusive right to use and occupy the limited common areas appurtenant to such units as described on such record of survey map.
>
> Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.
>
> Parcel No.: 22-29-279-032-0000;

I. That Plaintiff's lien for assessments and other past due amounts is a good and sufficient lien upon the Property securing the payment of the obligations due by Defendants;

II. That Plaintiff's interest in the Property is superior to any and all of Defendants' interest in the Property;

III. The Property be foreclosed and sold by the Sheriff of Salt Lake County, Utah according to the law and practices of this Court to satisfy the amounts which may be found herein due and owing to Plaintiff;

IV. That any amounts charged by the Sheriff to conduct the sale of the Property be added to the amount of the judgment;

I. That the foreclosure of the Association's lien in the Property is superior to and not subject to any Homestead Exemption claim pursuant to Utah Code § 57-8a-306;

V. Plaintiff may become a purchaser at the sale;

VI. 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;

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

VIII. That Plaintiff may have a claim against Defendant for any post-judgment amounts which accrue on the Defendant's account with the Association and which amounts are not otherwise included in the balance of the Association's lien against the Property at the time of the sale of the Property, which amounts may be satisfied in full or in part from any excess proceeds from the sale of the Property; and

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

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

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

CERTIFICATE OF SERVICE

I hereby certify that on the 20th day of November, 2026, I caused a true and correct copy of the foregoing *proposed* **DEFAULT JUDGMENT** to be sent to the party below via the method indicated, and to be electronically filed with the Clerk using the GreenFiling System.

Brody Osborne Paris Osborne 1199 E. Waterside Cove #32 Cottonwood Heights, UT 84047	____ Hand-Delivery _X__ U.S. Mail, Postage Pre-paid ____ Federal Express ____ Fax ____ Email

/s/ Misty Huber
Misty Huber