



Gregory S. Moesinger (#10680)
KIRTON McCONKIE
36 South State Street, Suite 1900
P.O. Box 45120
Salt Lake City, Utah 84145-0120
Telephone: (801) 328-3600
Facsimile: (801) 321-4893
gmoesinger@kmclaw.com

Attorneys for Plaintiff
RSS UBSBB2012C4 – UT NMH, LLC

**IN THE SECOND JUDICIAL DISTRICT COURT IN AND FOR
WEBER COUNTY, STATE OF UTAH**

RSS UBSBB2012C4 – UT NMH, LLC, a
Utah limited liability company,

Plaintiffs,

vs.

ANTHONY ARMSTRONG, an individual,
and LOST INSTONE LLC, a Utah limited
liability company,

Defendants.

JUDGMENT

Civil No. 250908811

Judge Catherine Conklin

Tier 1

Pursuant to the Utah Rules of Civil Procedure, plaintiff RSS UBSBB2012C4 – UT NMH, LLC's (the "Plaintiff" or the "Landlord") served defendants Anthony Armstrong and Lost InStone LLC (collectively, the "Defendants" or the "Tenant"), with a Summons, a copy of the Complaint and its exhibits, and a copy of the Bilingual Notice to Responding Party for In-State Summons. The Plaintiff filed its Returns of Service with the Court. (Dkt Nos. 3, 5.) After the

Defendants failed to answer, the Clerk of the Court entered the Certificates of Default with respect to both of the Defendants. (Dkt. Nos. 11, 19.)

With the Defendants having defaulted, having reviewed the Plaintiff's Complaint, and having considered the Declaration of Fred Meno in Support of Judgment (the "Meno Declaration"), dated April 21, 2026, submitted on behalf of the Plaintiff, which was previously filed, the Court GRANTS the relief sought by the Plaintiff in the Complaint against Defendants; and, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED as follows:

1. Plaintiff is hereby awarded judgment against defendants Anthony Armstrong and Lost InStone LLC, jointly and severally, in the principal amount of \$26,925.00, plus a late fee of \$2,692.50, for a total amount of **\$29,617.50**.¹

2. This judgment shall bear interest at the post judgment rate of 5.51% per annum.²

3. This judgment may be augmented in the amount of reasonable costs and attorneys' fees expended in collecting this judgment by execution or otherwise allowed for in accordance with the Utah Rules of Civil Procedure.³

4. The Court shall retain jurisdiction to determine the amount of any rents and any other amounts that have become due, or will become due in the future, under the parties' lease agreement after April 20, 2026, less any amounts received through Plaintiff's mitigation efforts,

¹ Meno Decl. at ¶ 29.

² Utah Code § 15-1-4(3); <https://www.utcourts.gov/en/court-records-publications/resources/interest-rates/interestrates.html>, last visited April 20, 2026.

³ Utah R. Civ. P. 73; Meno Decl. at ¶ 14 (identifying the attorneys' fees clause in favor of the prevailing party); Compl. at ¶ 17, Ex. "A" at 12 (same).

plus any commercially reasonable costs and expenses associated with mitigation, and augmenting the judgment by the net amount.

THE COURT'S SIGNATURE APPEARS AT THE TOP OF THE FIRST PAGE

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

CERTIFICATE OF SERVICE

I hereby certify that on the 21st day of April, 2026, I caused a true and correct copy of the foregoing **JUDGMENT** to be served upon the following by the method indicated:

Lost InStone LLC
c/o Northwest Registered Agent LLC
7533 S. Center View Ct., Ste. N
West Jordan, UT 84084

(X) U.S. Mail, Postage Prepaid
() Hand Delivered
() Overnight Mail
() Facsimile
() E-filing/e-mail

Anthony Armstrong
3890 Raymond Ave.
South Ogden, UT 84403

(X) U.S. Mail, Postage Prepaid
() Hand Delivered
() Overnight Mail
() Facsimile
() E-filing/e-mail

s/Teena Sanders

- A.
- B.
- C.
- D.
- E.
- F.
- G.
- H.
- I.

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