

The Order of the Court is stated below:

Dated: July 07, 2026
01:24:07 PM

/s/ JASON NELSON
District Court Judge



G. Troy Parkinson, Bar Number 9011
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File No: UT21249
Attorneys for Plaintiff

**SECOND JUDICIAL DISTRICT COURT, STATE OF UTAH
WEBER COUNTY, OGDEN DEPARTMENT**

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

v.

SHON M. CHRISTENSEN; THE UNITED
STATES OF AMERICA, by and through the
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; ORS/CSS REGIONAL
OFFICE; CAVALRY SPV I, LLC; CKS
PRIME INVESTMENTS, LLC; BON-
NEVILLE BILLING & COLLECTIONS,
INC.; OGDEN CITY; and DOES 1-10,

Defendant.

**JUDGMENT AND ORDER OF
FORELCOSURE**

Case No.: 250908184

Judge: Jason Nelson

IN THIS MATTER, pursuant to Plaintiff's Motion for Summary Judgment, the defaults and stipulations entered with respect to the other parties, and good cause appearing therefore, IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

1. Plaintiff is awarded judgment in its favor and against Defendant Shon M. Christensen ("Christensen") in the amount of \$202,177.12, as of April 22, 2026, plus all accruing interest, late charges, fees and costs accruing thereafter.

2. That the judgment amount be further augmented through the date of the sale of the Property by the amount of any additional advances for unpaid property taxes, assessments and insurance premiums, or otherwise advanced for the protection and preservation of the Property, and by the amount of all other charges, costs and expenses, including attorneys' fees, incurred by the Plaintiff, plus interest thereon.

3. That Plaintiff's Deed of Trust is a valid and lawful lien against the Property, that the estates, liens, encumbrances and other claims or interests of Defendant in and to the Property, and of all persons claiming by, from, through or under the Defendant, are junior, inferior and subordinate to the lien of Plaintiff's Deed of Trust, and that Plaintiff's Deed of Trust is in all respects superior and paramount thereto.

4. That a sale of the Property shall be scheduled and held by the Sheriff of Weber County, Utah, or by his/her deputy, and the Property sold at said sale to satisfy the sums owing to Plaintiff, after which the Sheriff shall issue his certificate of sale to the purchaser(s) at the sale

and deliver a sheriff's deed to the purchaser(s) upon the expiration or waiving of the redemption period, all in accordance with the laws of Utah.

5. That the Property is one parcel and/or a contiguous tract of land and therefore should be sold as one parcel.

6. That Defendant or their successors shall have a redemption right in accordance with Utah law.

7. That following the sale of the Property, the Sheriff shall retain his fees and costs from the sale proceeds, pay to Plaintiff's attorney the remaining proceeds sufficient to pay Plaintiff's judgment amount, as augmented by accruing interest and other amounts as allowed herein, and then deposit any surplus sale proceeds along with his report of the foreclosure proceedings with the Clerk of the Court, all in accordance with the laws of Utah.

8. That Plaintiff shall be allowed to bid at the sale and shall be entitled to a deficiency judgment, if applicable.

9. That Plaintiff's reasonable attorneys' fees and other costs and expenses be included in the judgment in accordance with the terms of the Note and Deed of Trust.

****END OF DOCUMENT****

****Electronically signed by the Judge in the top-right corner of the first page.****

Certificate of Mailing

I certify that on the 29th day of June 2026, a true and correct copy of the foregoing Judgment was e-filed with the Court and e-served on those entitled to received e-notices. It was also mailed, postage prepaid, to the following:

Shon Christensen
276 4th Street
Ogden, UT 84404

/s/ G. Troy Parkinson