The Order of the Court is stated below:
Dated: October 06, 2026 12:43:00 PM **/s/** JASON NELSON District Court Judge

DAVID R. GARDNER (USB 14974)
JEREMY M. SHORTS (USB 10983)
LAW OFFICES OF JEREMY M. SHORTS, LLC
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Attorneys for Plaintiffs

IN THE SECOND JUDICIAL DISTRICT IN AND FOR WEBER COUNTY, STATE OF UTAH, OGDEN DEPARTMENT

ELIZABETH NOBLE, Plaintiffs, vs. BRITTANY SAGEN; Defendants.	**JUDGMENT** Civil No. 250909580 EV Judge Jason Nelson

IT IS HEREBY ORDERED that Plaintiffs be granted Judgment against Defendant Brittany Sagen ("Defendant") in the amount of $15,954.99, which consists of the following:

1. $7,315.81 which consists of:

a. $5,435.27 in unpaid daily rents,

b. $250.00 in unpaid late fees, and

c. $1,630.54 in unpaid fees owed under the lease consisting of:

i. $338.74 in unpaid utilities (September to January 2026),

ii. $179.50 in preparation of and service fees related to eviction notices,

iii. $330.00 in cleaning fees,

iv. $482.30 in repairs and maintenance to prepare the property for rent, and

v. $300.00 non-refundable pet fees as stated in the lease (see Lease, p. 1, 2).

2. $5,819.18 in treble damages, which was calculated by monthly rent of $1,475.00

x 12 / 365 x 3 x 40 days for the days beginning December 11, 2025 (the day after the eviction notice expired) until January 19, 2026 (the day possession of the Property was returned to Plaintiff).

3. $2,450.00 in Attorney fees stated by affidavit.

4. $200.00 in filing fees to this court.

5. $170.00 in service and constable fees.

6. Defendants are also provided a **CREDIT** in the amount of $0.00, because no security deposit was aid by Defendants.

IT IS FURTHER ORDERED, the total judgment shall incur interest at the rate of 5.51% per annum from the date of judgment until paid, plus after-accruing costs.

IT IS FURTHER ORDERED, that Plaintiffs may, upon approval from the Court, be permitted to augment the judgment in the amount of reasonable costs and attorney fees expended related to collection efforts of this judgment.

IT IS ALSO ORDERED, pursuant to the relief prayed for in the Complaint as well as Utah Code Ann. § 78B-6-811(1)(c), that this court declares the forfeiture of the lease agreement as well as any contracts between Plaintiffs and Defendants. The Defendants shall not be released from any obligation for payments owed to Plaintiff for the remainder of the lease's term.

––––––––––––––––END OF ORDER – SIGNATURE AT TOP––––––––––––––––

CERTIFICATE OF SERVICE

On September 16, 2026, the foregoing **Judgment** was served as follows:

Brittany Sagen 2743 Grant Avenue #2737 Lot 2 Ogden, Utah 84401 Email: Brittanysagen1226@gmail.com	____ US Mail, Postage Prepaid __X__ E-Mail ____ NEF E-Filing Notification ____ Other:

LAW OFFICES OF JEREMY M. SHORTS, LLC

/s/ Jeremy M Shorts
JEREMY M. SHORTS
Attorney for Plaintiffs