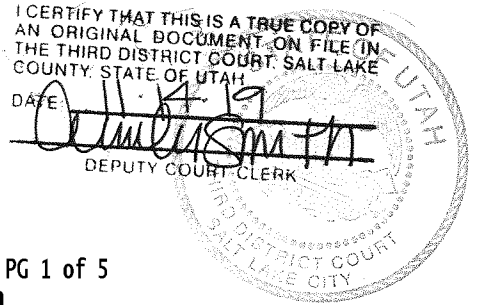


The Order of the Court is stated below:

Dated: July 18, 2019
04:26:46 PM

/s/ RANDALL SKANCHY
District Court Judge



Aaron M. Waite, Bar No. 8992
WEINSTEIN & RILEY, P.S.
3703 W 6200 S
Salt Lake City, Utah 84129
702-507-6434
aaronw@w-legal.com

*Attorneys for Plaintiff,
H&H Custom Landscaping, LLC*

ENT124715:2019 PG 1 of 5
Jeffery Smith
Utah County Recorder
2019 Nov 26 10:11 AM FEE 40.00 BY SW
RECORDED FOR Artisan Title
ELECTRONICALLY RECORDED

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

H&H CUSTOM LANDSCAPING, LLC,

Plaintiff,

vs.

LAKE CITY CUSTOM HOMES, INC., a Utah Corporation; LAKE CITY RIVERWOODS, LLC, a Utah limited liability company; DAVE BROWN, an individual; and DOES I through V, inclusive, and ROE CORPORATION I through V, inclusive.

Defendants.

Case No. 170907579

Judge Randall Skanchy.

SUMMARY JUDGMENT

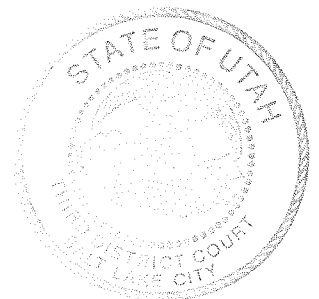
Plaintiff H&H CUSTOM LANDSCAPING, LLC (“Plaintiff”)’s Motion for Summary Judgment (“Motion) came before the Court for consideration, Plaintiff having given notice of the Motion and there being no opposition, and the Court having considered the Motion and good cause appearing therefore, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED THAT:

1. The Motion is granted.

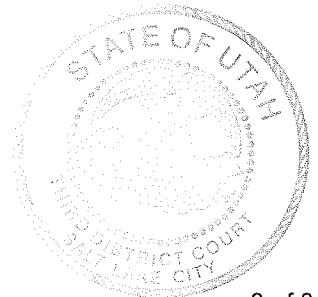
2. The facts stated in the memorandum supporting the Motion, and the Plaintiff's supporting declaration, are hereby adopted as the findings of fact.
3. The Court concludes that Plaintiff is entitled to judgment against the Defendants Lake City Custom Homes, Inc., and Lake City Riverwoods, LLC, for breach of the contract.
4. The Court concludes that Plaintiff is entitled to judgment against the Defendant Dave Brown for breach of contract based on the personal guarantee.
5. Judgment is hereby entered for Plaintiff and against Defendants Lake City Custom Homes, Inc., Lake City Riverwoods, LLC, and Dave Brown (collectively referred to "Defendants"), jointly and severally, for the unpaid principal balance of \$9,121.00, together with prejudgment interest of \$3,132 at the contractual rate of 18% per annum calculated from the last payment date, attorney's fees of \$1,000, and court costs of \$1,337.00, for a total judgment of \$14,590.00 ("Judgment").
6. The Judgment will bear post-judgment interest at the contractual rate.
7. Plaintiff may augment the judgment with attorney fees and costs incurred in collecting the Judgment.

****END OF ORDER****

Submitted By:



WEINSTEIN & RILEY, P.S.
/s/ Aaron M. Waite
Aaron M. Waite, Utah Bar No. 8992
3703 W 6200 S
Salt Lake City, Utah 84129
(702) 507-6434
aaronw@w-legal.com
Attorneys for Plaintiff



Judgment Information Statement

(Utah Code 78B-5-201.) (This document is not filed with the court. It is filed with the county recorder.)

My name is Aaron M. Waite and I am
counsel for the judgment creditor in the following court case:

Case name (Example: Party v. Party)	H&H Custom Landscaping, LLC vs. Lake City Custom Homes, Inc., et al.
Case number	170907579
Court name and county (Example: Third District Court, Tooele County)	Third Judicial District Court Salt Lake County

I provide the following information in compliance with Utah Code Section 78B-5-201.

- The correct name of the judgment debtors are:
Dave Brown, Lake City Custom Homes, Inc., and Lake City Riverwoods, LLC
- The correct last known address of the judgment debtors are:
7370 S. Creek Road, Suite 204, Sandy, UT 84093
- The address at which the judgment debtors received service of process is:
13592 Aintree Hill Cove, Draper, UT 84020
- The judgment debtor is (choose one):
 a natural person, and (if known)

Last four digits of Social Security Number	Unknown
Date of birth	Unknown
Driver license number	Unknown

is not a natural person (For example, a business.).

- The name of the judgment creditor is H&H Custom Landscaping, LLC
- The amount of the judgment is \$14,590.00

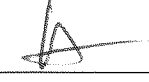
7. The judgment was entered on July 18, 2019

8. The judgment (Choose one.):
 has been stayed and the stay expires on _____ (date).
 has not been stayed.

9. The judgment creditor has reviewed their records, the records of their attorney (if there is one), and the records of the court in which the judgment was entered. Any information required by law but not provided by this statement is unknown and unavailable. (Utah Code 78B-5-201.)

I declare under criminal penalty under the law of Utah that everything stated in this document is true.

Signed at Las Vegas, Nevada, USA (city, and state or country).

11/12/19 Date Signature 

Printed Name Aaron M. Waite

3RD DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH

H&H CUSTOM LANDSCAPING LLC vs. LAKE CITY CUSTOM HOMES INC et al.

CASE NUMBER 170907579 Contracts

CURRENT ASSIGNED JUDGE
RANDALL SKANCHY

PARTIES

Plaintiff - H&H CUSTOM LANDSCAPING LLC
Represented by: AARON WAITE

Defendant - LAKE CITY CUSTOM HOMES INC

Defendant - LAKE CITY RIVERWOODS LLC

Defendant - DAVE BROWN

ACCOUNT SUMMARY

Total Revenue Amount Due:	366.05
Amount Paid:	366.05
Amount Credit:	0.00
Balance:	0.00

REVENUE DETAIL - TYPE: COMPLAINT 10K-MORE

Original Amount Due:	360.00
Amended Amount Due:	360.00
Amount Paid:	360.00
Amount Credit:	0.00
Balance:	0.00

REVENUE DETAIL - TYPE: CERTIFICATION

Original Amount Due:	4.00
Amended Amount Due:	4.00
Amount Paid:	4.00
Amount Credit:	0.00
Balance:	0.00

REVENUE DETAIL - TYPE: CERTIFIED COPIES

Original Amount Due:	1.50
Amended Amount Due:	1.50
Amount Paid:	1.50
Amount Credit:	0.00
Balance:	0.00

REVENUE DETAIL - TYPE: POSTAGE-COPIES

Original Amount Due:	0.55
Amended Amount Due:	0.55
Amount Paid:	0.55
Amount Credit:	0.00

Balance: 0.00

CASE NOTE

PROCEEDINGS

11-29-2017 Filed: Complaint
11-29-2017 Case filed by efiler
11-29-2017 Fee Account created Total Due: 360.00
11-29-2017 COMPLAINT 10K-MORE Payment Received: 360.00
11-29-2017 Judge KARA PETTIT assigned.
11-29-2017 Note: discovery tier set to 1
11-29-2017 Filed: Return of Electronic Notification
01-11-2018 Filed: Answer
Answer Party: LAKE CITY CUSTOM HOMES INC et al.
Answer Party: LAKE CITY RIVERWOODS LLC et al.
Answer Party: DAVE BROWN et al.
01-11-2018 Filed: Appearance of Counsel/Notice of Limited Appearance
01-11-2018 Note: Certificate of Readiness for Trial due 10/26/2018
01-11-2018 Filed: NOTICE OF EVENT DUE DATES
01-12-2018 Filed: Return of Electronic Notification
02-22-2018 Filed return: Return of Service: Certificate of Service
Defendants Rule 26(a) Initial Disclosures upon PLAINTIFF'S
COUNSEL for
Party Served: H&H CUSTOM LANDSCAPING LLC
Service Type: Personal
Service Date: February 22, 2018
Garnishee:
02-22-2018 Filed: Return of Electronic Notification
03-26-2018 Filed: Appearance of Counsel/Notice of Limited Appearance:
Entry of Appearance
03-26-2018 Filed: Return of Electronic Notification
05-25-2018 Judge RANDALL SKANCHY assigned.
06-11-2018 Filed: Notice of Deposition of Dave Brown
06-11-2018 Filed: Notice of Deposition of Person Most Knowledgeable for
Lake City Riverwoods, LLC
06-11-2018 Filed: Notice of Deposition of Person Most Knowledgeable for
Lake City Custom Homes, Inc.
06-11-2018 Filed: Return of Electronic Notification
07-13-2018 Filed: Amended Notice of Deposition of Dave Brown
07-13-2018 Filed: Amended Notice of Deposition of Person Most
Knowledgeable for Lake City Riverwoods, LLC
07-13-2018 Filed: Amended Notice of Deposition of Person Most
Knowledgeable for Lake City Custom Homes, Inc.
07-13-2018 Filed: Stipulation to Order to Extend Fact Discovery Deadline
07-13-2018 Filed: Return of Electronic Notification
07-23-2018 Filed: Notice of Withdrawal
07-23-2018 Filed: Return of Electronic Notification
07-25-2018 Filed: Notice of Withdrawal of Counsel (NGSJ)
07-25-2018 Filed: Return of Electronic Notification
07-30-2018 Filed: Notice to Appear or Appoint Counsel
07-30-2018 Filed: Return of Electronic Notification
08-07-2018 Filed: Notice of Withdrawal

08-07-2018 Filed: Return of Electronic Notification

08-08-2018 Filed: Amended Notice of Deposition of Dave Brown

08-08-2018 Filed: Amended Notice of Deposition of Person Most Knowledgeable for Lake City Riverwoods, LLC

08-08-2018 Filed: Amended Notice of Deposition of Person Most Knowledgeable for Lake City Custom Homes, Inc.

08-08-2018 Filed: Return of Electronic Notification

08-13-2018 Filed: Notice to Appear or Appoint Counsel

08-13-2018 Filed: Second Amended Notice of Deposition of Dave Brown

08-13-2018 Filed: Return of Electronic Notification

10-26-2018 Filed: Memorandum in Support of Plaintiffs Motion for Summary Judgment

10-26-2018 Filed: Motion Plaintiffs Motion for Summary Judgment
 Filed by: H&H CUSTOM LANDSCAPING LLC

10-26-2018 Filed: Return of Electronic Notification

12-31-2018 Filed: Supplement to Plaintiff HH Custom Landscaping, LLCs Motion for Summary Judgment

12-31-2018 Filed: Return of Electronic Notification

05-24-2019 Filed: Request/Notice to Submit for Decision re: Plaintiff HH Custom Landscaping, LLCs Motion for Summary Judgment

05-24-2019 Filed: Return of Electronic Notification

05-29-2019 Note: RTS given to Judge for ruling

06-03-2019 Filed order: Memoradum Decision- Couret grants Motion for Summary Judgment
 Judge RANDALL SKANCHY
 Signed June 03, 2019

06-11-2019 Filed: Memorandum of Costs Declaration of Attorneys Fees and Costs

06-11-2019 Filed: Return of Electronic Notification

06-19-2019 Filed: Memorandum Decision mailed to Dave Brown - RETURNED - Unable to Forward

07-15-2019 Filed: Judgment (Proposed) Summary Judgment

07-15-2019 Filed: Return of Electronic Notification

07-18-2019 Filed judgment: Judgment Summary Judgment
 Judge RANDALL SKANCHY
 Signed July 18, 2019

07-18-2019 Judgment # 1 Entered 14,590.00 rskanchy

Creditor : H&H CUSTOM LANDSCAPING LLC
 Debtor : LAKE CITY CUSTOM HOMES INC
 Debtor : LAKE CITY RIVERWOODS LLC
 Debtor : DAVE BROWN
 1,000.00 AttorneyFees
 1,337.00 Costs
 3,132.00 PreJdmtInt
 9,121.00 Principal
 14,590.00 Judgment Grand Total

07-18-2019 Filed: Return of Electronic Notification

07-19-2019 Case Disposition is Judgment
 Disposition Judge is RANDALL SKANCHY

07-19-2019 Filed: Notice of Entry of Summary Judgment

07-19-2019 Filed: Return of Electronic Notification

11-13-2019 Fee Account created Total Due: 4.00

11-13-2019 Fee Account created Total Due: 1.50
11-13-2019 Fee Account created Total Due: 0.55
11-14-2019 CERTIFICATION Payment Received: 4.00
11-14-2019 CERTIFIED COPIES Payment Received: 1.50
11-14-2019 POSTAGE-COPIES Payment Received: 0.55

Utah Court C

Party Details



All Parties

Case Number	Case Type	Party Name	Party Type
170907579	CN	LAKE CITY CUSTOM HOMES INC	DEF
170907579	CN	LAKE CITY RIVERWOODS LLC	DEF
170907579	CN	DAVE BROWN	DEF
170907579	CN	H&H CUSTOM LANDSCAPING LLC	PLA

Debtors

Party Name	SSN	Country	Driver License #
LAKE CITY CUSTOM HOMES INC			
LAKE CITY RIVERWOODS LLC			
DAVE BROWN			

Close

Search Result

County
SALT LAKE
SALT LAKE
SALT LAKE
SALT LAKE

County

itation number

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