

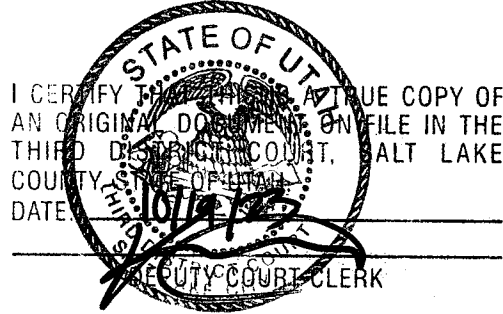
The Order of the Court is stated below:

Dated: June 15, 2023
09:28:06 AM

/s/ ROBERT FAUST
District Court Judge



F. KIM WALPOLE Bar #4510
LAW OFFICE OF F. KIM WALPOLE, P.C.
Attorney for Defendant
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14166511 B: 11452 P: 2536 Total Pages: 5
10/23/2023 04:07 PM BY: tpham Fees: \$40.00
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IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY

STATE OF UTAH

<p>ZOE RAYMONDE LAMBERT, an individual,</p> <p>Plaintiff,</p> <p>vs.</p> <p>MANUEL JESSE ORTEGA, an individual,</p> <p>Defendant.</p>	<p>JUDGMENT AND ORDER (Trial February 2, 3, 2023)</p> <p>Case Number 210905084</p> <p>Judge Robert Faust</p>
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THIS MATTER, having come for trial on February 2 and 3, 2023, before the Honorable Robert Faust, Judge presiding, sitting without a jury, on the remaining issues certified to the Court for Trial. Defendant appearing in person and with his attorney, F. Kim Walpole; Plaintiff appearing in person and with her attorney, Sara Bouley. Witnesses were sworn and testified and the Court being fully advised in the premises, and having made some preliminary findings, the Court having entered its Findings of Fact and Conclusions of Law separately in writing; the Court hereby enters the following Order:

IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

1. The Court previously considered and ruled on Defendant's Motion for Summary Judgment, and Motions in *Limine* and states those on the record.

2. The parties' jointly own as tenants in common the Property located at 3074 E. Nordic Dr., Cottonwood Heights, UT 84093-6551, in Salt Lake County, Utah, based on the evidence presented to the Court, with the provision that Plaintiff is awarded the sum of \$120,000.00 in the Property with the balance of the value to be divided as determined by the Court in the divorce proceedings.

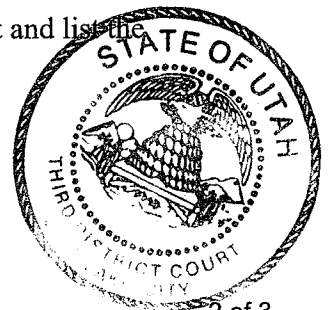
3. The Court is not going to make a determination as to the interest of any ownership interest between Defendant and Gina Ortega and Zoe Lambert in regard to the transfer of the Property by Gina Ortega to her mother, the Plaintiff. That decision is to be determined and decided by the divorce Court judge as to what Gina and Manny Ortega's interest is in the Property as this Court shall not adjudicate a portion of the divorce proceedings based upon the ownership interest between them on the Property.

4. The parties are awarded the real property in question as tenants in common with the issue of the deed transferring Gina Ortega's ownership interest in the property to be determined by the divorce case judge unless the parties can stipulate and agree otherwise.

5. The parties agreed at the end of the trial that the judge could "partition" the Property, and the Court orders as follows:

a. Either party has the first right of refusal to purchase the property based on the ownership interest determined by the Court with Plaintiff to receive the first \$120,000.00, which right shall be exercised within 90 days of the entry of the Order; or

b. The parties shall discuss and agree on a licensed real estate agent and list the Property for sale.



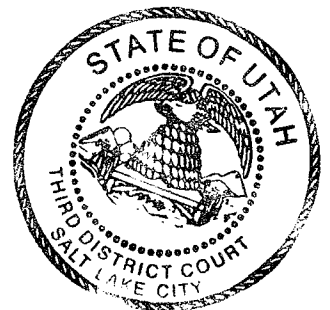
**THE COURT'S ELECTRONIC SIGNATURE AND SEAL WILL APPEAR AT TOP OF
DOCUMENT WHEN SIGNED AND ENTERED BY THE COURT**

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the above and foregoing Order was served pursuant to the Utah Rules of Civil Procedure, Rule 7(j)(4), by allowing seven (7) days prior to submission of same to the Court for signature on this 5th day of June 2023 and addressed to the following:

Sara E. Bouley Attorney for Plaintiff 2825 East Cottonwood Pkwy, Suite 500 Salt Lake City, Utah 84121 sara@actionlawutah.com	<input type="checkbox"/> U.S. Mail <input type="checkbox"/> Facsimile <input type="checkbox"/> Email <input checked="" type="checkbox"/> E-Filing <input type="checkbox"/> Other _____
---	--

/s/ F. Kim Walpole
Attorney for Defendant



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Telephone: (801) 990-3262
sara@actionlawutah.com
Attorney for Plaintiff Zoe Raymonde Lambert

THIRD DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH

<p>ZOE RAYMONDE LAMBERT, an individual; Plaintiff, vs. MANUEL JESSE ORTEGA, an individual, Defendant.</p>	<p>SEPARATE INFORMATION STATEMENT OF THE JUDGMENT CREDITOR</p> <p>Case No. 210905084 Judge Robert Faust (Tier 2)</p>
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Plaintiff Zoe Raymonde Lambert provides the following information in compliance with Section 78B-5-201 of the Utah Code Annotated:

1. The correct name of the judgment debtor is Manuel Jesse Ortega.
2. The last known address of the judgment debtor is 2983 South 2000 East, Salt Lake City, UT 84109.
3. The judgment debtor received service of process at 328 West 200 South, Apt. 608, Salt Lake City, UT 84101.
4. The amount of the judgment is \$120,000.
5. The judgment was entered on June 15, 2023.
6. The judgment debtor is a natural person.
7. The social security number of the judgment debtor is XXX-XX-7172.
8. The date of birth of the judgment debtor is June 28, 1989.

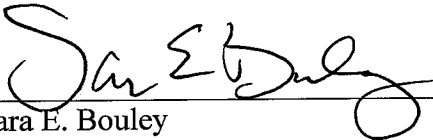
9. The driver's license number of the judgment debtor is unknown.

10. The name of and address for the judgment creditor is Zoe Lambert, 12821 Cambridge Road, Leawood, KS 66209.

11. The judgment has not been stayed.

12. The judgment creditor has reviewed her own records, the records of her attorneys, and the records of the court in which the judgment was entered. Any information required by Section 78B-5-201 of the Utah Code Annotated but not provided in this statement is unknown and unavailable.

DATED October 19, 2023.

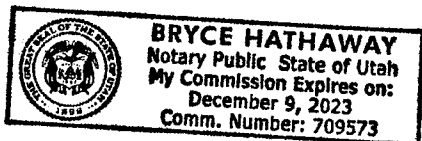



Sara E. Bouley
ACTION LAW LLC
Attorney for Plaintiff

STATE OF UTAH)
) SS:
COUNTY OF DAVIS)

On October 19, 2023, personally appeared before me Sara E. Bouley, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and while in my presence and while under oath or affirmation, voluntarily signed this document and declared that it is true.

Witness my hand and official seal.





NOTARY PUBLIC