

IN THE DISTRICT COURT OF CANADIAN COUNTY FILED
STATE OF OKLAHOMA

MARIE HIRST COURT CLERK
CANADIAN COUNTY, OKLAHOMA

M 2017-3289

DEC - 1 2017

THE PIEDMONT LIBRARY &
CULTURAL EVENTS SOCIETY d/b/a
PIEDMONT PARK PROJECT, an
Oklahoma not-for-profit corporation;
SBS DEVELOPMENT, LLC, a domestic
limited liability company; and
F&M BANK, a domestic bank,

(41)

BY [Signature]
DEPUTY

Plaintiffs,

Doc#: M 2017 4328
Bk&Pg: M 62 979-982
Filed: 12-01-2017 DMW
02:51:00 PM OR
Canadian County, OK

v.

Case No.: CJ-2017-581

MCKENNA CONTRACTING, INC, a
foreign corporation;
INTERNATIONAL FIDELITY
INSURANCE COMPANY, a foreign
insurer;
SEE SPRAY, LLC, a foreign company;
TERRI GARCIA, an individual;
JAMES ANTHONY, an individual;
SUSAN HELLEN, an individual; and
ARMANDO RODRIQUEZ, an individual,

Doc#: R 2017 188795
Bk&Pg: RB 4668 289-292
Filed: 12-01-2017 DMW
10:27:05 AM OR
Canadian County, OK

Defendants.



**DEFAULT JUDGMENT
AGAINST DEFENDANT ARMANDO RODRIQUEZ**

On this 1 day of December, 2017, the Motion for Default Judgment of Plaintiffs, The Piedmont Library & Cultural Events Society d/b/a Piedmont Park Project ("PLACES"), SBS Development, LLC, ("SBS") and F&M Bank (F&M) came on for consideration.

The Court, having reviewed Plaintiff's Motion, including the Return of Service of Summons and court file, FINDS that due and legal service of summons in all aspects as

Canadian County Clerk's Office

required by law has been had and completed against Defendant, Armando Rodriquez ("Rodriquez"); that more than twenty (20) days have elapsed since Service of Summons; that the time fixed for Rodriquez to appear and answer Plaintiffs' Petition has expired; that Rodriquez has failed to appear and answer; and that proof of service has been filed with the Court.

IT IS THEREFORE ORDERED AND DECREED:

Plaintiff SBS is the owner of real property located at 1216 Piedmont Road North, Piedmont, Oklahoma 73078 (the "Park"), being a tract of land in the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);
Thence S 00°00'12" E along the West line of said Northwest Quarter (NW/4), distance of 880.00 feet;
Thence N 89°59'48" E a distance of 520.60 feet;
Thence S 00°00'12" E a distance of 50.00 feet to the POINT OF BEGINNING;
Thence N 89°59'48" E a distance of 259.23 feet;
Thence S 00°00'12" E a distance of 168.04 feet;
Thence N 89°59'48" E a distance of 259.22 feet;
Thence S 00°00'12" E a distance of 156.99 feet;
Thence S 89°59'48" W a distance of 578.45 feet;
Thence N 00°00'72" W a distance of 325.03 feet to the POINT OF BEGINNING.
Said tract having an area of 724,954.52 Square Feet, 2.869 Acres, more or less.

Plaintiff F&M is the owner of property and has granted an easement across its existing property located next to the Park providing access thereto, being a tract of land in

the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian. Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);
Thence S 00°00'12" E along the West line of said Northwest Quarter (NW/4), distance of 880.00 feet;
Thence N 89°59'48" E a distance of 380.98 feet to the POINT OF BEGINNING;
Thence continuing N 89°59'48" E a distance of 50.00 feet;
Thence S 00°00'12" E a distance of 50.00 feet;
Thence N 89°59'48" E a distance of 89.62 feet;
Thence S 00°00'12" E a distance of 50.00 feet;
Thence S 89°59'48" W a distance of 139.62 feet;
Thence N 00°00'12" W a distance of 100.00 feet to the POINT OF BEGINNING.
Said tract having on area of 9,481.16 Square Feet, 0.218 Acres, more or less.

Judgment by default is hereby entered against Rodriquez (1) quieting Plaintiffs' right, title, and interest to the aforementioned properties as against Rodriquez; (2) declaring that Rodriquez has no right, title or interest in such properties; and (3) cancelling the purported lien filed by Rodriquez in the Canadian County, Oklahoma, land records at Book: M61, Page: 784-803; and barring Defendant Rodriquez from asserting any claim in or to the properties adverse to Plaintiffs.

IT IS SO ORDERED THIS 1 day of December, 2017.

PAUL HESSE

PAUL HESSE
DISTRICT COURT JUDGE

APPROVED:



Gary S. Chilton, OBA No. 1662
Stephen R. Johnson, OBA No. 4724
Gideon A. Lincecum, OBA No. 19674
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Ret:

ATTORNEYS FOR PLAINTIFFS

I, Sherry Murray, County Clerk of Canadian County, Oklahoma do hereby certify that the above and foregoing is a true and correct copy as the same appears in my office.

By: D. M. Wa

Dated: 12/4/2017 Deputy



I, Mana Hirst, County Clerk of Canadian County Oklahoma, do hereby certify that the above and foregoing is a true and correct copy as the same appears in my office.

BY Mana Hirst
DATED 12/11/17 DEPUTY