

STATE OF INDIANA ) IN THE MARION COUNTY SUPERIOR COURT  
 ) SS:  
COUNTY OF MARION ) CAUSE NO. 49D04-2103-CC-010899  
  
CBGN LLC, )  
 )  
Plaintiff, )  
 )  
v. )  
 )  
FFCR LLC and STUART FOX, )  
 )  
Defendants. )

**AGREED JUDGMENT**

The Parties, each by counsel, hereby stipulate and agree as follows:

**Recitals**

WHEREAS, Plaintiff, CBGN, LLC, an Oregon limited liability company, filed its Complaint to Establish Deficiency Judgment against Defendants on March 30, 2021;

WHEREAS, Defendant, FFCR LLC, a Washington limited liability company, and Defendant, Stuart Fox, an individual residing in Orem, Utah, filed their Answer and Affirmative Defenses on May 25, 2021; and

WHEREAS, the Parties now desire to enter into the Agreed Judgment as follows:

**Agreed Judgment**

1. Judgment is entered in favor of Plaintiff, CGBN, LLC, and against Defendants, FFCR LLC and Stuart Fox, in the amount of Four Hundred Thousand Four Hundred Four and 04/100 Dollars (\$400,404.04), plus interest of three percent (3%) per annum calculated from the beginning date of February 15, 2022.

2. Defendants shall be given credit against this Judgment for any payments made under the Parties' settlement agreement dated February 15, 2022.



3. This Judgment disposes of all claims and is final in nature.

4. The Clerk of the Court shall enter this judgment in the Chronological Case

Summary and the Record of Judgments.

Jointly submitted,

CGBN LLC, Plaintiff

By: 

Printed: Clark S. Binkley

Title: Managing Member

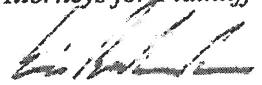
  
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*Attorneys for Plaintiff*

FFCR LLC, Defendant

By:   
Stuart Fox (18130, 2022 21:40 MST)

Printed: Stuart Fox

Title: Member

  
Eric D. Schmadeke (27329-49)  
DENS BORN BLACHLY  
500 East 96<sup>th</sup> St., Suite 100  
Indianapolis, Indiana 46240  
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*Attorneys for Defendants*

  
Stuart Fox (18130, 2022 21:40 MST)

STUART FOX, Defendant



SO APPROVED AND ORDERED, this \_\_\_\_ day of \_\_\_\_\_, 202\_.

Theresa Hannah Magistrate **GRANTED**  
Judge, Marion County Superior Court 4 December 19, 2025

*For electronic distribution to all counsel of record.*



wealth management  
trust services  
community engagement



umpqua  
private bank

## Wire Instructions to Umpqua Bank (Foreign and/or Domestic)

ABA/Routing #:



SWIFT Code:



Short (or Telegraphic) Name:



Full Name:

Umpqua Bank  
One SW Columbia Street, Suite 300  
Portland, OR 97204  
United States of America

Funds Transfer Contact:

503-727-4170

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Account Name:

CBGN LLC

Account Number:



Account Address:

400 West 25th Street

Vancouver, WA 98660

Reference (if any):



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