

04-124-CD
LEZZER HOLDINGS, INC. vs. RICHARD D. YOUNGKIN, et al.

Lezzer Holdings vs. Richard Youngkin et al
2004-124-CD

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,
PENNSYLVANIA
STATEMENT OF JUDGMENT

Lezzer Holdings, Inc.
Plaintiff(s)

No.: 2004-00124-CD

Real Debt: \$96,081.60

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Richard D. Youngkin
Christie K. Youngkin
Youngkin Construction
Defendant(s)

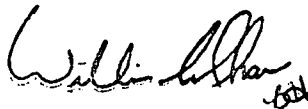
Entry: \$20.00

Instrument: Consent Judgment

Date of Entry: January 28, 2004

Expires: January 28, 2009

Certified from the record this 28th day of January, 2004.



William A. Shaw, Prothonotary

SIGN BELOW FOR SATISFACTION

Received on November 6, 2009, of defendant full satisfaction of this Judgment,
Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.


Plaintiff/Attorney

FILED ⁶⁰Atty pd.
NOV 10 2009 10:02 AM \$7.00
William A. Shaw
Prothonotary/Clerk of Courts
ICC & Cert. of Sat.
Atty K. K. Bista

FILED

NOV 10 2009

William A. Shaw
Prothonotary/Clerk of Courts

[Handwritten signature]

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

CERTIFICATE OF SATISFACTION OF JUDGMENT

COPY

Lezzer Holdings, Inc.

No.: 2004-00124-CD

Vs.

Debt: \$96,081.60

Richard D. Youngkin
Christie K. Youngkin
Youngkin Construction


Atty's Comm.:

Interest From:

Cost: \$7.00

NOW, Tuesday, November 10, 2009, directions for satisfaction having been received, and all costs having been paid, SATISFACTION was entered of record.

Certified from the record this 10th day of November, A.D. 2009.



Prothonotary

LEZZER HOLDINGS, INC.,

Plaintiff,

vs

RICHARD D. YOUNGKIN and
CHRISTIE K. YOUNGKIN and
YOUNGKIN CONSTRUCTION

Defendants.

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD, PENNSYLVANIA
CIVIL DIVISION

NO. 2004 -124CD
CIVIL ACTION - LAW

FILED ^{no cc}
01/2/2006
APR 13 2006 ^{CR}

William A. Shaw
Prothonotary/Clerk of Courts

SUBORDINATION OF JUDGMENT

This SUBORDINATION OF JUDGMENT (hereinafter referred to as the ("SUBORDINATION") is given this 13th day of April, 2006, by LEZZER HOLDINGS, INC. (hereinafter referred to as "LEZZER") to RICHARD D. YOUNGKIN and CHRISTIE K. YOUNGKIN and YOUNGKIN CONSTRUCTION (hereinafter referred to as "YOUNGKIN")

A. RECITALS:

1. LEZZER has a judgment against YOUNGKIN as filed to Clearfield County, Pennsylvania Prothonotary's Office to Civil Action 2004-124CD in the amount of **NINETY-SIX THOUSAND EIGHTY-ONE AND 60/100 DOLLARS (\$96,081.60)** (hereinafter referred to as the "JUDGMENT").

2. YOUNGKIN is the owner of real estate located in Beccaria Township, Clearfield County, Pennsylvania, together with a house, outbuildings and improvements, which has an address of **1314 Lyleville Road, Coalport, Pennsylvania 16627 and which is known and numbered on the Clearfield County, Pennsylvania Tax Assessment Records as Tax Map Number 101-H18-000-00028** (hereinafter referred to as the "PROPERTY").

3. YOUNGKIN is obtaining a mortgage loan from **AMERISERV FINANCIAL BANK** (hereinafter referred to as "BANK") in the amount of **FORTY-EIGHT THOUSAND TWO HUNDRED TEN AND 61/100 DOLLARS (\$48,210.61)** (hereinafter referred to as the "MORTGAGE").

4. As a condition of the MORTGAGE, BANK requires that the JUDGMENT be subordinate to the MORTGAGE, with regard to lien priority on the PROPERTY.

5. As a result of the condition set forth in Paragraph A.4. above, YOUNGKIN has requested that **LEZZER** subordinate its **JUDGMENT** to the **MORTGAGE** with regard to it lien position and priority on the **PROPERTY**.

B. SUBORDINATION:

NOW THEREFORE, in consideration of the promises herein contained, the sufficiency of which is hereby acknowledged, and intending to be legally bound, **LEZZER**:

1. Agrees that the lien of the **JUDGMENT** against the **PROPERTY** is subordinate to the lien of the **MORTGAGE** against the **PROPERTY**.

2. States that the lien of its **JUDGMENT** is only subordinate to the lien of the **MORTGAGE** as it pertains to the **PROPERTY**, and that the priority of lien of the **JUDGMENT** shall not be reduced in anyway whatsoever with regard to any other real estate or personal property of **YOUNGKIN**, except for the **PROPERTY**.

IN WITNESS WHEREOF, and intending to be legally bound, **LEZZER** has executed this **SUBORDINATION** the date and year first written above.

LEZZER HOLDINGS, INC.

By: _____

Name: _____

Title: _____

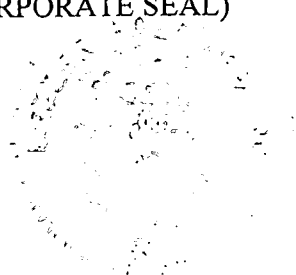
ATTEST:

By: _____

Name: _____

Title: _____

(CORPORATE SEAL)



ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
)SS
COUNTY OF Clearfield)

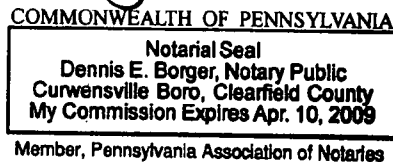
On this 13th day of April, 2006, before me, the undersigned officer, personally appeared Thomas Yantosh, personally known and acknowledged himself/herself to me to be the Corp Credit mgn. of **LEZZER HOLDINGS, INC.**, and that he/she, as such Corp Credit mgn., being duly authorized, executed, acknowledged and delivered the foregoing SUBORDINATION for the purposes therein contained, by signing the name of said corporation by himself/herself, as such Corp Credit mgn., as his/her free and voluntary act and deed and the free and voluntary act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Wm E. Berger
Notary Public

Notary Public

(NOTARY SEAL)



Syntherisma

FEED

APR 13 2006

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LEZZER HOLDINGS, INC.,
A Pennsylvania Corporation,
Plaintiff

vs.

RICHARD D. YOUNGKIN and
CHRISTIE K. YOUNGKIN, husband
and wife, and RICHARD D. YOUNGKIN
and CHRISTIE K. YOUNGKIN t/d/b/a
YOUNGKIN CONSTRUCTION,
Defendants

No. 04-124-CD

CONSENT JUDGMENT

Filed on behalf of

Plaintiff

Counsel of Record for
this Party:

Kimberly M. Kubista
Attorney-At-Law
Pa. I.D. 52782

BELIN & KUBISTA
15 N. Front Street
P.O. Box 1
Clearfield, PA 16830
(814) 765-8972

FILED

JAN 28 2004

William A. Shaw
Prothonotary/Clerk of Courts

CONSENT JUDGMENT

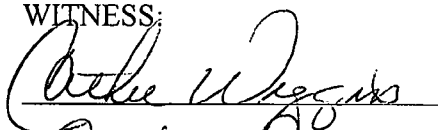

\$96,081.60

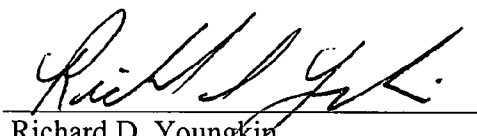
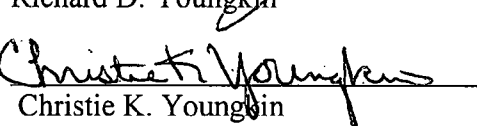
January 15, 2004

We, RICHARD D. YOUNGKIN and CHRISTIE K. YOUNGKIN, husband and wife, t/d/b/a Youngkin Construction of R.D.#1 Box 217A, Coalport, Clearfield County, Pennsylvania 16627, jointly and severally, promise to pay to the order of Lezzer Holdings Inc. of Schofield Street, P.O. Box 217, Curwensville, Clearfield County, Pennsylvania 16833, the sum of Ninety Six Thousand Eighty One and 60 Cents(\$96,081.60) Dollars without offset, for value received.

And further, we do hereby jointly and severally authorize and empower any attorney of any Court of Record of Pennsylvania or elsewhere to appear for and to enter Judgment against us in favor of any holder of this note for the above sum with costs of suit, release of errors, without stay of execution and with fifteen (15%) percent added as a reasonable attorney's fee, and we hereby waive and release all benefit and relief from any appraisement, stay or exemption of laws of any state now in force or hereafter to be passed.

WITNESS:


Richard D. Youngkin

Christie K. Youngkin

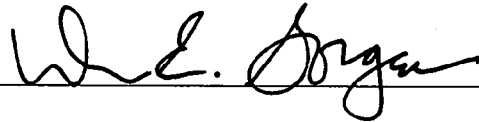
COMMONWEALTH OF PENNSYLVANIA ;

Ss

COUNTY OF CLEARFIELD ;

On this 15TH, day of January, 2004, before me the undersigned officer, personally appeared, RICHARD D. YOUNGKIN and CHRISTIE K. YOUNGKIN, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof, I hereunto set my hand and notarial seal the day and year first above written.



Notarial Seal
Dennis E. Borger, Notary Public
Curwensville Boro, Clearfield County
My Commission Expires Apr. 10, 2005
Member, Pennsylvania Association of Notaries

Belin & Kubista
FILED *Atty. pd. 20.00*
10/10/41/81
JAN 28 2004 *Notice to Def.*
Statement to Atty.
William A. Shaw
Prothonotary/Clerk of Courts

COPY

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LEZZER HOLDINGS, INC.,
A Pennsylvania Corporation,
Plaintiff

vs.

No. 04-124-CD

RICHARD D. YOUNGKIN and
CHRISTIE K. YOUNGKIN, husband
and wife, and RICHARD D. YOUNGKIN
and CHRISTIE K. YOUNGKIN t/d/b/a
YOUNGKIN CONSTRUCTION,
Defendants

Notice is given that a JUDGMENT in the above captioned matter has been
entered against you in the amount of \$96,081.60 plus interest and costs of suit on
Jan. 28, 2004.

Prothonotary,

William A. Shaw

COPY

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PENNSYLVANIA
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Plaintiff/Attorney

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Plaintiff/Attorney