

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 <sup>60</sup>  
Atty pd.  
010.02.2011

NOV 10 2009

William A. Shaw  
Prothonotary/Clerk of Courts

ICE &1 Cert. of Sat.

Atty K. Kudista

**FILED**

NOV 10 2009

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

COPY

CIVIL DIVISION

CERTIFICATE OF SATISFACTION OF JUDGMENT

No.: 2004-00124-CD

Lezzer Holdings, Inc.

Debt: \$96,081.60

Vs.

Atty's Comm.:

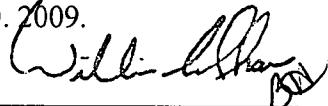
Richard D. Youngkin  
Christie K. Youngkin  
Youngkin Construction

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  
CHRITIE K. YOUNGKIN and  
YOUNGKIN CONSTRUCTION

DefendantS.

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

NO. 2004-124CD  
CIVIL ACTION - LAW

FILED  
04/13/2006  
APR 13 2006  
GR

William A. Shaw  
Prothonotary/Clerk of Courts

### SUBORDINATION OF JUDGMENT

This SUBORDINATION OF JUDGMENT (hereinafter referred to as the  
("SUBORDINATION" is given this 13<sup>th</sup> day of April, 2006, by **LEZZER HOLDINGS, INC.**  
(hereinafter referred to as "LEZZER") to **RICHARD D. YOUNGKIN and CHRITIE 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 FIANANCIAL 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 its 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 any way 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: Thomas Yontosh

Name: Thomas Yontosh

Title: Cash Credit mgr.

ATTEST:

By: Cathie Wiggins

Name: Cathie Wiggins

Title: Credit Assistant

(CORPORATE SEAL)

## **ACKNOWLEDGMENT**

On this 13<sup>th</sup> 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 Mgr. of LEZZER HOLDINGS, INC., and that he/she, as such Corp Credit Mgr., 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 Mgr., 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.

## Notary Public

**COMMONWEALTH OF PENNSYLVANIA**

Notarial Seal  
Dennis E. Borger, Notary Public  
Curwensville Boro, Clearfield County  
My Commission Expires Apr. 10, 2009

Member, Pennsylvania Association of Notaries

**FILED**

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.

No. 04-124-CJ

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

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:

Arthur W. Youngkin  
Arthur W. Youngkin

Richard D. Youngkin  
Richard D. Youngkin  
Christie K. Youngkin  
Christie K. Youngkin

COMMONWEALTH OF PENNSYLVANIA ;

Ss

COUNTY OF CLEARFIELD ;

On this 15<sup>TH</sup>, 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*  
Atty pd. 20.00  
Notice to Def.  
JAN 28 2004  
Statement to Atty  
William A. Shaw  
Prothonotary/Clerk of Courts

FILED

**BELIN & KUBISTA**  
ATTORNEYS AT LAW  
15 NORTH FRONT STREET  
P. O. BOX 1  
CLEARFIELD, PENNSYLVANIA 16830

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

COPY

LEZZER HOLDINGS, INC.,  
A Pennsylvania Corporation,  
Plaintiff

vs.

No. 04-124-CJ

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

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

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William A. Shaw, Prothonotary

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Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.

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Plaintiff/Attorney

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

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Plaintiff/Attorney