

05-1319-CD
Harry Lumadue vs Black's Home

Harry Lumadue et al vs Black's Home Sales
2005-1319-CD

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

Harry Lumadue and Tracey
(Plaintiff)
Lumadue

(Street Address)
Morrisdale, PA 16858
(City, State ZIP)

vs. Black's Home Sales, Inc.
Mark Rusnak
John Zack Thibla Zack's Masonary
(Defendant)

(Street Address)
Osceola Mills, PA 16666
(City, State ZIP)

CIVIL ACTION

No. 2005-1319-CD

Type of Case: _____

Type of Pleading: Waiver of Liens

Filed on Behalf of:

Plaintiff
(Plaintiff/Defendant)

FILED

AUG 29 2005

0111:551

William A. Shaw
Prothonotary/Clerk of Courts

1000 to Attn

David R. Thompson,
(Filed by)

P.O. Box 587, Philipsburg PA 16861
(Address)

(814) 342-4100
(Phone)

DRT
(Signature)

WAIVER OF LIENS

KNOW ALL MEN BY THESE PRESENT, THAT WE, the undersigned, Contractors, Mechanics and Material Men, for value received, have remised, released and waived, and by these presents do, for ourselves and heirs, executors and administrators, remise, release, and waive, to and in favor of **HARRY LUMADUE AND TRACEY LUMADUE**, his wife, their successors and assigns, our right under Act of Assembly, entitled "Mechanics' Lien Law of 1963, effective January 1, 1964," to file or enter on record any Mechanic's Lien or Liens against:

SEE ATTACHED EXHIBIT "A"

for any and all work done upon and material furnished for **HARRY LUMADUE AND TRACEY LUMADUE**, his wife, or other building on said lot or lots, by us in the erection, building and completion thereof, or that may hereafter be done or furnished on the same, so that a first Mortgage from **HARRY LUMADUE AND TRACEY LUMADUE**, his wife, to said, **COUNTY NATIONAL BANK**, shall be the first lien on said property, so far as are claims are concerned.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, the day and the date written opposite our respective signatures.

DATE IN THE PRESENCE OF

8/22/05

Ralph T. Dore

CONTRACTOR

BLACK'S HOME SALES
By Donald R. Black (SEAL)
For Construction/Placement
of Home

8/18/05

Tracey J. Dore

MARK RUSNAK

By Mark Rusnak (SEAL)
For Excavating

8/8/05

Rosanna M. Yoder

ZOOK'S MASONARY

By John S. Zook (SEAL)
For Masonary

Exhibit "A"

ALL that certain piece or parcel of land situate in Boggs Township, Clearfield County, Pennsylvania, being bounded and described as follows:

BEGINNING at a stake, which is the corner of lands now or formerly of H. J. Goss land and lands now or formerly of James Lumadue; thence South 254 feet along the line of lands now or formerly of H. J. Goss lands to a stake; thence East 225 feet to a stake; thence North 254 feet to a stake at corner of other land now or formerly of James Lumadue; thence West 225 feet to a stake, corner of lands now or formerly of H. J. Goss and James Lumadue lands and place of beginning. Being a rectangular tract of land 254 feet by 255 feet.

WITH all the exceptions and reservations as contained in the Deed from George C. Turner et al to James Lumadue and which deed is recorded in Deed Book 229 Page 197.

BEING further identified as Clearfield County Tax Map No. 105-M9-45 as shown on the assessment map in the records of Clearfield County, PA.