

06-199-CD  
Du Hua al vs. Haubert Homes Inc.

Du Hua et al vs haubert Homes  
2006-199-CD

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

DU HUA and  
SU-HUA LIM,  
Husband and wife,  
Plaintiffs,

v.

HAUBERT HOMES, INC.,  
Defendant.

No. 06 - 199 - CD

Type of Pleading:

**STIPULATION AGAINST LIENS**

Filed on behalf of:  
Plaintiffs

Counsel of Record for  
this party:

James A. Naddeo, Esquire  
207 East Market Street  
PO Box 552  
Clearfield, PA 16830  
(814) 765-1601

**FILED** *Any Naddeo*  
*mt. 5761* *pd. 20.00*  
**FEB 07 2006**  
*(u) No CC*  
William A. Shaw  
Prothonotary/Clerk of Courts



# Investors Title Insurance Company

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687  
(919) 968-2200 (800) 326-4842 Fax: (919) 968-2235

Bankers Settlement Services  
of Southwest Pennsylvania, LLC  
PO Box 381  
Hollidaysburg, PA 16848  
Ph: 888/632-0011 Fax: 877/721-0011

Commonwealth of Pennsylvania, County of CLEARFIELD

## STIPULATION/WAIVER OF MECHANICS' LIENS

Commitment / Policy No. \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2006, before me personally appeared \_\_\_\_\_  
Du Hua and Su-Hua Lin Owner of the property  
("Owner"), and HAUBERT HOMES, INC. General Contractor ("Contractor"), to  
me personally known, who, being duly sworn on their oaths, did say as follows:

WHEREAS, the undersigned Contractor entered into a contract with the Owner to provide materials and perform labor  
necessary for construction of the following improvements:

RESIDENTIAL DWELLING

located on the real property described as follows:

Rocky Bend Road, Lot 66, Lawrence Township, Clearfield County, PA

NOW, THEREFORE, it is hereby stipulated and agreed by and between the said parties as part of the said contract and for  
the consideration therein set forth, that neither the Contractor, any subcontractor or materialman, nor any other person  
furnishing labor or materials to the Contractor under this contract shall file a lien, commonly called a mechanics' lien, for  
work done or materials furnished to, or in connection with, the property described above.

This stipulation is made and intended to be filed with the County Prothonotary in accordance with the requirements of  
Section 1402 of the Mechanics' Lien Law of 1963 of the Commonwealth of Pennsylvania.

 Du Hua Owner State of <u>Pennsylvania</u> County of <u>Clearfield</u>		 Su-Hua Lin Owner State of <u>Pennsylvania</u> County of <u>Clearfield</u>	
<input checked="" type="checkbox"/> <b>INDIVIDUAL:</b> On this, the <u>7<sup>th</sup></u> day of <u>July</u> , 20 <u>06</u> , the undersigned officer, personally appeared <u>DuHua and Su-Hua Lin</u> , known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.			
<input type="checkbox"/> <b>CORPORATION:</b> On this, the ____ day of _____, 20____, the undersigned officer, personally appeared _____, acknowledged himself to be the _____ of _____, a corporation, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as _____.			
In witness whereof, I hereunto set my hand and official seal.  Signature _____ Title _____			
If Notary, my commission expires: _____			

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Linda C. Lewis, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires July 25, 2007

<b>HAUBERT HOMES, INC.</b> BY: <u>Melissa L. Brown</u> State of <u>Pennsylvania</u> County of <u>Clearfield</u>		<b>General Contractor</b>	
<input type="checkbox"/> <b>INDIVIDUAL:</b> On this, the ____ day of _____, 20____, the undersigned officer, personally appeared _____, known to me (or executed the same for the purposes therein contained.			
<input checked="" type="checkbox"/> <b>CORPORATION:</b> On this, the <u>31<sup>st</sup></u> day of <u>January</u> , 20 <u>06</u> , the undersigned officer, personally appeared <u>Michael A. Peters</u> , acknowledged himself to be the <u>Division Manager</u> of <u>Haubert Homes, Inc.</u> , a corporation, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as <u>Michael A. Peters</u> .			
In witness whereof, I hereunto set my hand and official seal.  Signature _____ Title _____			
If Notary, my commission expires: <u>4-14-09</u>			

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Melissa L. Brown, Notary Public  
Sandy Twp., Clearfield County  
My Commission Expires Apr. 14, 2009

**FILED**

**FEB 07 2006**

William A. Shaw  
Prothonotary/Clerk of Courts

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

JENNIFER R. LANNEN (MANN),  
Plaintiff

V.

THOMAS W. LANNEN,  
Defendant

2006-196-CD

FILED  
0/12:44pm LR  
DEC 13 2017  
BRIAN K. SPENCER  
PROTHONOTARY & CLERK OF COURTS  
icc Atty  
Topinka,  
Atty  
Nelson,  
acc Atty  
Naddes  
OK

O R D E R

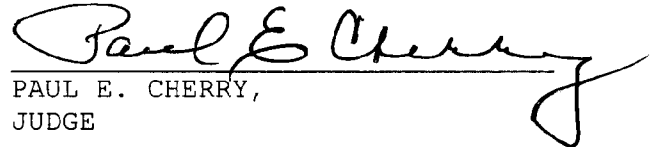
NOW, this 12<sup>th</sup> day of December, 2017, it is the ORDER of this Court that **Custody Mediation Conference** be held before Allen H. Ryen, Ph.D., Licensed Psychologist, on **January 24, 2018 at 1:00 o'clock p.m. at the Clearfield County Courthouse.**

Please report to the central lobby area on the second floor of the Courthouse. You will be instructed as to the location of the Custody Mediation Conference at that time. Both parents, their respective counsel and the child(ren) are hereby ORDERED to attend said conference. The present custodial parent shall provide someone to attend to the child(ren) while the parent is in private conference.

FAILURE OF A PARTY TO APPEAR FOR THE MEDIATION CONFERENCE WILL RESULT IN THAT PARTY BEING HELD IN CONTEMPT OF COURT. THE COURT WILL ORDER SUCH SANCTION(S) AS THE COURT DEEMS APPROPRIATE, WHICH MAY INCLUDE ISSUANCE OF A BENCH WARRENT FOR THE PARTY'S ARREST, AND/OR A CONTEMPT FINE AND ISSUANCE OF A TEMPORARY CUSTODY ORDER. THE PARTY WHO FAILS TO APPEAR WILL BE REQUIRED TO REIMBURSE THE COSTS OF MEDIATION PAID BY THE OTHER PARTY WHETHER THE PARTY WHO DOES NOT APPEAR IS HELD IN CONTEMPT OR NOT.

IF A PARTY REQUESTS A CONTINUANCE/RESCHEDULING OF MEDIATION  
CONFERENCE, REQUEST MUST BE MADE BY CONTACTING J. SHIREY, JUDGE  
CHERRY'S CHAMBERS, (814) 765-2641, EXT. 2102, AT LEAST 14 FULL  
BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEDIATION AND REQUEST MUST  
BE APPROVED BY THE COURT.

BY THE COURT,

  
PAUL E. CHERRY,  
JUDGE

Attorney for Plaintiff: Barbara Topinka, Esq.  
Attorney for Defendant: James Naddeo, Esq.

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

JENNIFER R. LANNEN,  
Plaintiff,

v.

THOMAS W. LANNEN,  
Defendant.

No. 2006-196-CD

Type of Pleading:

**MOTION TO MAKE RULE  
ABSOLUTE**

Filed on behalf of:

Defendant.

Counsel of Record for  
this party:

James A. Naddeo, Esq.  
Pa I.D. #06820

207 East Market Street  
P.O. Box 552  
Clearfield, PA 16830  
(814) 765-1601

**FILED**

0 10:40 a.m. OK

DEC 13 2017

2cc Atty. Naddeo

BRIAN K. SPENCER  
PROTHONOTARY & CLERK OF COURTS

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

JENNIFER R. LANNEN,  
Plaintiff,

v.

THOMAS W. LANNEN,  
Defendant.

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No. 2006-196-CD

**MOTION TO MAKE RULE ABSOLUTE**

NOW COMES your Petitioner, James A. Naddeo, Esquire, in the above-captioned case and sets forth the following:

1. A Petition to Withdraw as Counsel was filed in the above-captioned action on November 21, 2017.

2. Respondent, Thomas W. Lannen, was served with a certified copy of said Petition on November 28, 2017.

3. A Certificate of Service was filed with the Clearfield County Prothonotary on November 28, 2017.

4. The Petition filed in this action contained a Rule returnable on November 22, 2017.

5. Petitioner has not been served with an Answer to his Petition to Withdraw as Counsel nor has any Answer been filed with the Clearfield County Prothonotary.

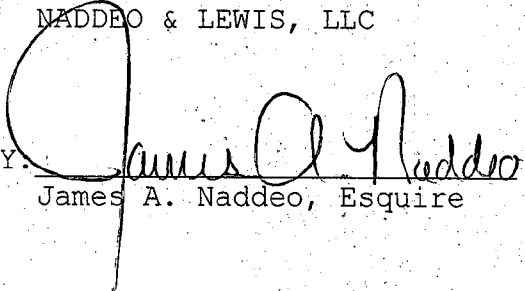


WHEREFORE, Petitioner respectfully requests your Honorable Court to enter an Order for Rule Absolute granting Petitioner's request to withdraw as counsel.

Respectfully submitted,

NADDEO & LEWIS, LLC

BY:

  
James A. Naddeo, Esquire

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

JENNIFER R. LANNEN,  
Plaintiff,

v.

THOMAS W. LANNEN,  
Defendant.

No. 2006-196-CD

Type of Pleading:

**PRAECIPE TO WITHDRAW  
APPEARANCE**

Filed on behalf of:

Defendant

Counsel of Record for  
this party:

James A. Naddeo, Esq.  
Pa I.D. #06820

207 East Market Street  
P.O. Box 552  
Clearfield, PA 16830  
(814) 765-1601

FILED

JAN 03 2018

BRIAN K. SPENCER  
PROTHONOTARY & CLERK OF COURTS

2cc Atty Naddeo

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

JENNIFER R. LANNEN,  
Plaintiff,

v.

THOMAS W. LANNEN,  
Defendant.

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No. 2006-196-CD

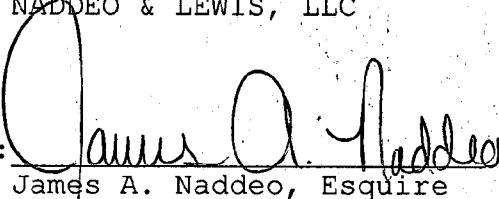
**PRAECIPE TO WITHDRAW APPEARANCE**

TO THE PROTHONOTARY:

Please withdraw my Appearance on behalf of the  
Defendant, Thomas W. Lannen, in the above captioned case.

NADDEO & LEWIS, LLC

By:

  
James A. Naddeo, Esquire

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

JENNIFER R. LANNEN,  
Plaintiff,

v.

THOMAS W. LANNEN,  
Defendant.

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No. 2006-196-CD

CERTIFICATE OF SERVICE

I, James A. Naddeo, Esquire, do hereby certify that a certified copy of Praecipe to Withdraw Appearance filed in the above-captioned case was served on the following and in the following manner on the 3<sup>rd</sup> day of January, 2018:

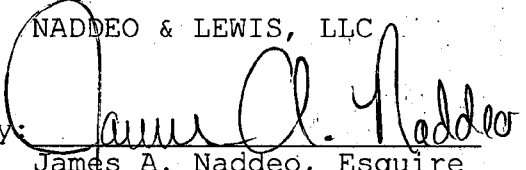
First-Class Mail, Postage Prepaid

Thomas W. Lannen  
41 Kimberly Lane  
Morrisdale, PA 16858

Barbara Topinka, Esquire  
Topinka Law, PLLC  
2153 East College Avenue  
State College, PA 16801

NADDEO & LEWIS, LLC

By:

  
James A. Naddeo, Esquire