

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

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

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

DU HUA and

*

SU-HUA LIN

*

Husband and wife,

*

Plaintiffs,

*

*

v.

*

No. 06 - 199 - CD

*

HAUBERT HOMES, INC.,

*

Defendant.

*

*

*

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 *Atty Naddeo*
m11.57.06 pd.20.00
FEB 07 2006
(un) 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 16648
 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.

<u>X</u>		<u>S</u>	
Owner		Owner	
Du Hua	Owner	Su-Hua Lin	Owner
State of <u>Pennsylvania</u> , County of <u>Clearfield</u>			
<p><input checked="" type="checkbox"/> INDIVIDUAL: On this, the <u>74</u> day of <u>Feb</u>, 2006, 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.</p> <p><input type="checkbox"/> CORPORATION: 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 _____.</p>			
<p>In witness whereof, I hereunto set my hand and official seal.</p> <p><u>Linda C. Lewis</u> Signature</p>			
<p>If Notary, my commission expires: _____</p>		<p>COMMONWEALTH OF PENNSYLVANIA Notarial Seal Linda C. Lewis, Notary Public Clearfield Boro, Clearfield County My Commission Expires July 25, 2007</p>	

<u>M</u>		<u>M</u>	
General Contractor		Notary Public	
HAUBERT HOMES, INC.	General Contractor	Linda C. Lewis	Notary Public
BY: <u>Michael C. Pet</u>		Title	
State of <u>Pennsylvania</u> , County of <u>Clearfield</u>			
<p><input checked="" type="checkbox"/> INDIVIDUAL: On this, the _____ day of _____, 20_____, the undersigned officer, personally appeared _____ known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledge that he/she/they executed the same for the purposes therein contained.</p> <p><input checked="" type="checkbox"/> CORPORATION: On this, the <u>31</u> day of <u>January</u>, 2006, 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>.</p>			
<p>In witness whereof, I hereunto set my hand and official seal.</p> <p><u>Melissa L. Brown</u> Signature</p>			
<p>If Notary, my commission expires: <u>4-14-09</u></p>		<p>COMMONWEALTH OF PENNSYLVANIA Notary Public Melissa L. Brown, Notary Public Sandy Twp., Clearfield County My Commission Expires Apr. 14, 2009</p>	

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

1cc Atty

FILED Topinka,

0/12:44pm 12 Atty
DEC 13 2017 Nelson,

6K
S BRIAN K. SPENCER
PROTHONOTARY & CLERK OF COURTS
acc Atty
Nadreau

O R D E R

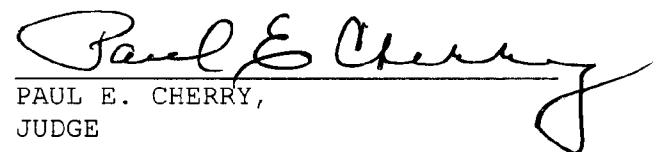
NOW, this 12th day of December, 2017, it is the ORDER of this Court that **Custody Mediation Conference** be held before Allen H. Ryen, Ph.D., Licensed Psychologist, on **January 24, 2018** at 1:00 o'clock p.m. at the Clearfield County Courthouse.

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
S 0 10:40 a.m. 08
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. *
* No. 2006-196-CD
THOMAS W. LANNEN, *
Defendant. *

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.

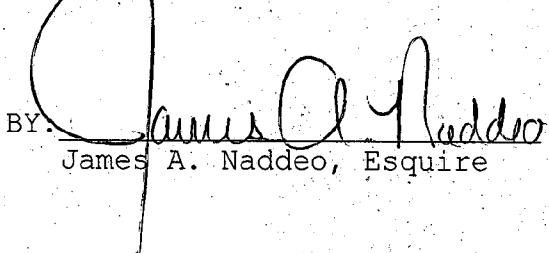
WHEREFORE, Petitioner respectfully requests your Honorable Court to enter an Order for Rule Absolute granting Petitioner's request to withdraw as counsel.

Respectfully submitted,

NADDEO & LEWIS, LLC

BY

James A. Naddeo, Esquire

A handwritten signature in black ink, appearing to read "James A. Naddeo". The signature is fluid and cursive, with "James" and "A." on the first line and "Naddeo" on the second line.

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

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FILED
O (NS)
JAN 03 2018
10:41a

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
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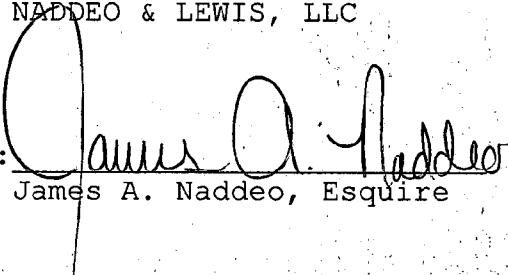
PRAECIPE TO WITHDRAW APPEARANCE

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

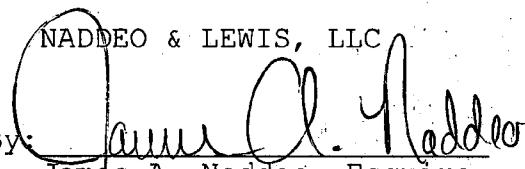
CERTIFICATE OF SERVICE

I, James A. Naddeo, Esquire, do hereby certify that a certified copy of Praeclipe to Withdraw Appearance filed in the above-captioned case was served on the following and in the following manner on the 3rd 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