



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

BRIAN K. ROSENBERGER and  
SHEILA R. ROSENBERGER,  
Plaintiffs,

v.

TORRELL & BERNARDO REMODELING  
& CUSTOM HOMES,  
Defendants,

No. 06 - 802 - CD

Type of Pleading:

WAVIER OF MECHANIC'S  
LIEN

Filed on behalf of:  
Plaintiffs

Counsel of Record for  
this party:

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

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Clearfield, PA 16830  
(814) 765-1601

FILED *Any pd.*  
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MAY 22 2006 *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

Local Agent:

Bankers Settlement Services  
of Southwest Pennsylvania, LLC  
PO Box 537  
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 May, 20 06, before me personally appeared \_\_\_\_\_  
Brian K. Rosenberger and Sheila R. Rosenberger, Owner of the property ("Owner"), and  
TORRELL & BERNARDO REMODELING & CUSTOM HOMES, General Contractor ("Contractor"),  
to me personally known, who, being duly sworn on their oaths, did say as follows:

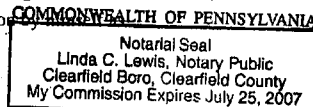
WHEREAS, the undersigned Contractor entered into a contract with the Owner to provide materials and perform labor necessary for construction of the following improvements:  
residential dwelling

located on the real property described as follows:  
Lot 11, DALYRI, LLC Subdivision, Bloom 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.

Owner	
<u>Brian K. Rosenberger</u> Brian K. Rosenberger State of <u>Pennsylvania</u> , County of <u>Clearfield</u>	<u>Sheila R. Rosenberger</u> Sheila R. Rosenberger State of <u>Pennsylvania</u> , County of <u>Clearfield</u>
<p><input checked="" type="checkbox"/> <b>INDIVIDUAL:</b> On this, the <u>19<sup>th</sup></u> day of <u>May</u>, 20 <u>06</u>, the undersigned officer, personally appeared <u>Brian K. Rosenberger and Sheila R. Rosenberger</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"/> <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.</p>	
<p>In witness whereof, I hereunto set my hand and official seal.</p> <p>Signature _____ Title _____</p> <p>If Notary, my commission expires: _____</p>	



General Contractor	
By: <u>Torrell &amp; Bernardo Remodeling &amp; Custom Homes</u>	
<u>Torrell &amp; Bernardo Remodeling &amp; Custom Homes</u> Torrell & Bernardo Remodeling & Custom Homes State of <u>Pennsylvania</u> , County of <u>Clearfield</u>	
<p><input type="checkbox"/> <b>INDIVIDUAL:</b> On this, the _____ day of _____, 20 _____, the undersigned officer, personally appeared _____, 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 checked="" type="checkbox"/> <b>CORPORATION:</b> On this, the <u>17<sup>th</sup></u> day of <u>May</u>, 20 <u>06</u>, the undersigned officer, personally appeared <u>Richard S. Bernardo</u>, acknowledged himself to be the <u>partner</u> of <u>Torrell &amp; Bernardo Remodeling</u>, a corporation, and that he as such <u>partner</u>, 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>partner</u>.</p>	
<p>In witness whereof, I hereunto set my hand and official seal.</p> <p>Signature _____ Title _____</p> <p>If Notary, my commission expires: _____</p>	

