

06-1590-CD
R. Fuentes vs Black's Home Sales

2006-1590-CD
Pedro Fuentes vs Black's Home Sales

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.

CIVIL DIVISION

PEDRO FUENTES,

Plaintiff

vs.

BLACK'S HOMES SALES,

Defendant

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* No. 06- 1590-CD
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* TYPE OF CASE: Civil
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* TYPE OF PLEADING:
* Stipulation Against Liens
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* FILED ON BEHALF OF:
* Plaintiff
*
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* COUNSEL OF RECORD FOR
* THIS PARTY:
* David R. Thompson, Esq.
* Attorney at Law
* Supreme Court I.D. 73053
* P.O. Box 587
* 308 Walton Street, Suite 4
* Philipsburg PA 16866
* (814) 342-4100

FILED ^{1CC}
019.5a/bd Atty Thompson
OCT 02 2006
Atty pd. 2000
William A. Shaw
Prothonotary/Clerk of Courts

STIPULATION AGAINST LIENS

PEDRO FUENTES

In the Court of Common Pleas, County of

Homeowner

CLEARFIELD, Pennsylvania

vs.

Number _____ Term, 2006

BLACK'S HOME SALES
Contractor

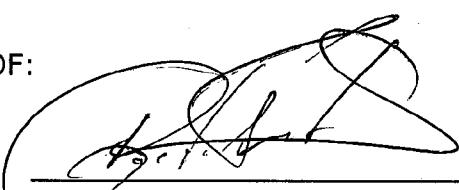
WHEREAS, **PEDRO FUENTES** currently of 261 NW 8th Place, Miami, Florida, 33126, about to execute contemporaneously herewith, a contract, with **BLACK'S HOME SALES**, of Duncansville, Pennsylvania, for the construction of a residential structure upon premises situate in the Township of Decatur, Clearfield County, Pennsylvania, bounded and described as follows:

SEE EXHIBIT "A"

NOW, 2006, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said **PEDRO FUENTES** to the said **BLACK'S HOME SALES**, to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with **PEDRO FUENTES** and further by, **BLACK'S HOME SALES**, it is agreed that no lien shall be filed against the building by the contractor, or any subcontractor, nor by any of the material men or workmen or any other person for any labor, materials purchased for the erection of said building, the right to file such liens being expressly waived.

WITNESS, our hands and seals the day and year aforesaid.

SIGNED AND SEALED IN THE PRESENCE OF:


Homeowner- Pedro Fuentes

Homeowner-

BLACK'S HOME SALES

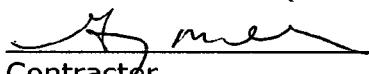

Contractor

EXHIBIT "A"

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

BEGINNING at an iron pin located on the westerly line of Mease Road a/k/a Township Route T-659, at a common corner formed by the southeast corner of Parcel 3 and the northeast corner of Parcel 2; thence along the westerly line of Mease Road, a/k/a Township Route T-659, the following five (5) courses and distances:

- (1) South 03° 40' 42" East for a distance of 10.56 feet to a point;
- (2) South 07° 05' 44" East for a distance of 103.08 feet to a point;
- (3) South 10° 46' 27" East for a distance of 102.11 feet to a point;
- (4) South 12° 36' 58" East for a distance of 102.69 feet to a point; and
- (5) South 13° 57' 16" East for a distance of 29.89 feet to an iron pin on the westerly line of Mease Road, a/k/a Township Route T-659, at a common corner formed by the southeast corner of Parcel 2 and the northeast corner of Parcel 1; thence North 80° 31' 47" West for a distance of 698.25 feet to an iron pin on the easterly line of Parcel 8 at a common corner formed by the southwest corner of Parcel 2 and the northwest corner of Parcel 1; thence North 01° 32' 48" W a distance of 96.98 feet to an iron pin; thence North 01° 34' 09" West along the easterly line of Parcel 8 and the easterly line of Parcel 6 for a distance of 236.65 feet to an iron pin on the easterly line of Parcel 6 at a common corner formed by the northwest corner of Parcel 2 and the southwest corner of Parcel 3; thence South 80° 31' 47" East along the southerly line of Parcel 3 for a distance of 644.51 feet to an iron pin and place of beginning. CONTAINING 5.012 acres, more or less, and is known and numbered as Parcel 2 on the Mease Road Subdivision of Dennis A. Storm, et ux, et al, as done by George Cree, Registered Surveyor, and recorded March 31, 2000 at Map File #1994.

BEING further identified as a portion of Clearfield County Tax Parcel No. 112-M12-148 as shown on the assessment map in the records of Clearfield County, PA.