

07-957-CI
Joel Gearhart vs Youngkin Const.

2007-957-CI

Joel Gearhart vs Youngkin et al

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.
CIVIL ACTION - LAW

JOEL L. GEARHART,

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* No. 07- 957-CV

Plaintiffs

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TYPE OF CASE:

* Civil

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TYPE OF PLEADING

* Waiver of Liens

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FILED ON BEHALF OF:

* Plaintiffs

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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

JUN 18 2007

09:45

William A. Shaw
Prothonotary/Clerk of Courts

I went to A&T

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
CIVIL COURT - DIVISION

JOEL L. GEARHART,

vs.

**YOUNGKIN CONSTRUCTION AND
BLACKS HOME SALES,**

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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 **JOEL L. GEARHART**, his 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 **JOEL L. GEARHART**, 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 **JOEL L. GEARHART**, to said, **WELLS FARGO BANK, N.A.**, shall be the first lien on said property, so far as are claims are concerned.

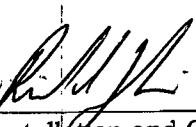
IN WITNESS WHEREOF, we have hereunto set our hands and seals, the day and the date written opposite our respective signatures.

DATE IN THE PRESENCE OF

CONTRACTOR

YOUNGKIN CONSTRUCTION

6/7/07

By: 
(SEAL)
Installation and Completion
of Foundation

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

CONTRACTOR

6/7/07

BLACK'S HOME SALES

By: John Miller (SEAL)
Placement and Completion of
Home

Exhibit "A"

ALL that certain premises originally described as a house and five (5) acres, situate in Bigler Township, Clearfield County, Pennsylvania, and formerly assessed in the name of William Cox; said premises having been described in the Tax Collector's return for the nonpayment of taxes for the year 1954 as follows:

BOUNDED on the North by John Copenhaver;
BOUNDED on the South by Lance Miller;
BOUNDED on the East by Township Road; and
BOUNDED on the West by John Copenhaver

BEING BETTER DESCRIBED AS: BEGINNING at an iron pin on the western right of way line of T-556, being the east corner of the parcel herein described, and the north corner of now or formerly Robert D. And Florence I. Jones; thence South 56 degrees 05 minutes 04 seconds West along the northwest line of said Robert D. and Florence I. Jones, a distance of 350.00 feet to an iron pin, being the south corner of the parcel herein described, thence North 57 degrees 29 minutes 08 seconds West, along the line of land of now or formerly Ronald E. Copenhaver and Carol Jean Reese, a distance of 409.13 feet to an iron pin, being the west corner of the parcel herein described; thence North 56 degrees 05 minutes 04 seconds East, along the line of land of now or formerly Ronald E. Copenhaver and Carol Jean Reese, a distance of 515.00 feet to an iron pin on the western right-of-way line of T-556, being the north corner of the parcel herein described; thence South 33 degrees 42 minutes 05 seconds East, along the western right-of-way line of T-556, a distance of 375.00 feet to an iron pin and place of beginning. **CONTAINING** 3.723 acres more or less, as shown on survey by George A. Cree, Registered Surveyor.

BEING further identified as Clearfield County Tax Parcel No. 103-L14-10 as shown on the assessment map in the records of Clearfield County, PA.