

2007-1104-CD
James Schnarrs et al vs Valley Homes

07-1104-CD
J. Schnarrs vs Valley Homes et al

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY

CIVIL COURT - DIVISION

JAMES BRIAN SCHNARRS AND
JENNIFER L. SCHNARRS, HIS WIFE,

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* No. 07- 1104- CD
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vs.

VALLEY HOMES, O'CONNOR
PLUMBING & HEATING,
AND COLLINS MASONRY,

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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
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FILED
JUL 16 2007
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William A. Shaw
Prothonotary/Clerk of Courts
L Ciano to Party

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

**JAMES BRIAN SCHNARRS AND
JENNIFER L. SCHNARRS, HIS WIFE,**

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vs.

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**VALLEY HOMES, O'CONNOR
PLUMBING & HEATING,
AND COLLINS MASONRY,**

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 **JAMES BRIAN SCHNARRS AND JENNIFER L. SCHNARRS**, his wife, their 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 **JAMES BRIAN SCHNARRS AND JENNIFER L. SCHNARRS**, his wife, 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 **JAMES BRIAN SCHNARRS AND JENNIFER L. SCHNARRS**, his wife, to said, **JERSEY SHORE STATE BANK**, 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

VALLEY HOMES

6/1/07

Michael D. House

By: Joely Manley (SEAL)
Placement of Home



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

O'CONNOR PLUMBING & HEATING

7-10-07

Andy Deane

By: Rahel O'Connor (SEAL)
Electrical Work

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

6-6-07

Shane L. Collins

CONTRACTOR
COLLINS MASONRY

By: James A. Collins (SEAL)
Foundation and Chimney

Exhibit "A"

ALL that certain piece or parcel of ground situated in Morris Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an existing iron bolt on the right of way line of State Route 2032 being South forty-five (45) degrees thirty-six (36) minutes zero (00) seconds West eighteen and twelve one-hundredths (18.12) feet from the center line of said State Route 2032 and being the northwest corner of the parcel herein conveyed; thence along right of way line of State Route 2032 South fifty-two (52) degrees thirty (30) minutes zero (00) seconds East one hundred eighty-six and eighty one hundredths (186.80) feet to an existing iron bolt on the right of way line of State Route 2032 being south forty-one (41) degrees twenty-eight (28) minutes zero (00) seconds West seventeen and ninety-five one-hundredths (17.95) feet from the center line of State Route 2032 and forming the northeast corner of the parcel herein conveyed; thence along the lands now or formerly of Lewis and Florence Liptak North thirty-eight (38) degrees eighteen (18) minutes zero (00) seconds West two hundred four and ninety-seven one-hundredths (204.97) feet to an iron pipe forming the southwest corner of the parcel herein conveyed; thence along lands now or formerly of Edward C. Liptak North forty-five (45) degrees thirty-six (36) minutes zero (00) seconds East two hundred forty-six and fifty one-hundredths (246.50) feet to an existing iron bolt and place of beginning. **CONTAINING** 1.1734 acre which is set out on the survey map prepared by Nicholas Shirokey dated January 18, 1992.

BEING further identified as Clearfield County Tax Parcel No. 124-R9-23 as shown on the assessment map in the records of Clearfield County, PA.