

08-876-CD
Jay Gable vs DuBrook Inc et al

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

JAY L. GABLE,
Owner,

v.

DUBROOK, INC. and
BLACK HOME SALES

No. 08 - 876 CD

Type of Pleading:

WAIVER OF MECHANICS LIEN

Filed on behalf of:
Owner

Counsel of Record for
this party:

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

NADDEO & LEWIS, LLC
207 East Market Street
P.O. Box 552
Clearfield, PA 16830
(814) 765-1601

FILED No CC

01224601
MAY 12 2008

Atty Naddeo
pd. \$20.00

William A. Shaw
Prothonotary/Clerk of Courts

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

JAY L. GABLE,
Owner,

v.

DUBROOK, INC. and
BLACK HOME SALES

No. 08 - 876 CD

Type of Pleading:

WAIVER OF MECHANICS LIEN

Filed on behalf of:
Owner

Counsel of Record for
this party:

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

NADDEO & LEWIS, LLC
207 East Market Street
P.O. Box 552
Clearfield, PA 16830
(814) 765-1601

FILED NoCC
012:2461
MAY 12 2008 Atty Naddeo
pd. \$20.00
William A. Shaw
Prothonotary/Clerk of Courts



Investors Title Insurance Company

Local Agent:

P.O. Drawer 2887
Chapel Hill, North Carolina 27615-2687
(919) 968-2200 (800) 326-4842 Fax: (919) 968-2235

Commonwealth of Pennsylvania, County of Clearfield

STIPULATION/WAIVER OF MECHANICS' LIENS

Commitment / Policy No. 200800389SP

On this 12 day of May, 2008, before me personally appeared Jay L. Gable, Owner of the property ("Owner"), and BLACK HOME SALES AND DUBROOK, INC., Contractor ("Contractor"), to me personally known, who, being duly sworn on their oaths, did say as follows:

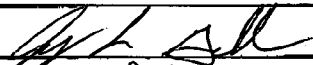
WHEREAS, the undersigned Contractor entered into a contract with the Owner to provide materials and perform labor necessary for construction of the following improvements:
foundation for modular home and modular home

located on the real property described as follows:

Rolling Stone Road, Kylertown, Cooper 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 1508 of the Mechanics' Lien Law of 2007 of the Commonwealth of Pennsylvania.

 Owner	
Jay L. Gable State of <u>Pennsylvania</u> County of <u>Clearfield</u>	Owner
<input checked="" type="checkbox"/> INDIVIDUAL: On this, the <u>12</u> day of <u>May</u> , 20 <u>08</u> , the undersigned officer, personally appeared <u>Jay L. Gable</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.	
<input type="checkbox"/> CORPORATION: On this, the _____ day of <u>May</u> , 20 <u>08</u> , the undersigned officer, personally appeared _____ 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 _____.	
In witness whereof, I hereunto set my hand and official seal.	
Signature <u>Kathleen A. Ricotta</u>	Title <u>Notary Public</u>
If Notary, my commission expires: _____	

DUBROOK, INC. BY: <u>Rosemary D. Brayer</u> State of <u>PA</u> County of <u>Clearfield</u>	
<input type="checkbox"/> INDIVIDUAL: On this, the _____ day of _____, 20____, the undersigned officer, personally appeared _____ (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.	
<input checked="" type="checkbox"/> CORPORATION: On this, the <u>12</u> day of <u>May</u> , 20 <u>08</u> , the undersigned officer, personally appeared <u>Rosemary D. Brayer</u> acknowledged himself to be the <u>PRESIDENT</u> of <u>DUBROOK, INC.</u> , a corporation, and that he as such <u>OFFICER</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>DUBROOK, INC.</u>	
In witness whereof, I hereunto set my hand and official seal.	
Signature <u>Karen M. Drayer</u>	Title <u>Notary Public</u>
If Notary, my commission expires: _____	

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Karen M. Drayer, Notary Public

City of DuBois, Clearfield County

My Commission Expires April 8, 2012

Member, Pennsylvania Association of Notaries



Investors Title Insurance Company

Local Agent:

P.O. Drawer 2687
Chapel Hill, North Carolina 27515-2687
(919) 968-2200 (800) 326-4842 Fax: (919) 968-2235

Commonwealth of Pennsylvania, County of Clearfield

STIPULATION/WAIVER OF MECHANICS' LIENS

Commitment / Policy No. 200800389SP

On this day of May, 2008, before me personally appeared Jay L. Gable, Owner of the property ("Owner"), and BLACK HOME SALES AND DUBROOK, INC. 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:

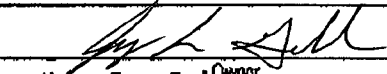
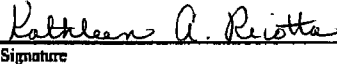
foundation for modular home and modular home

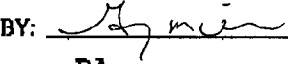
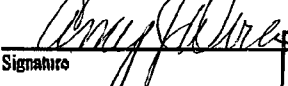
located on the real property described as follows:

Rolling Stone Road, Kylertown, Cooper 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 1508 of the Mechanics' Lien Law of 2007 of the Commonwealth of Pennsylvania.

 Jay L. Gable State of <u>Pennsylvania</u> , County of <u>Clearfield</u>		Owner Owner
<input checked="" type="checkbox"/> INDIVIDUAL: On this, the <u>12</u> day of <u>May</u> , 20 <u>08</u> , the undersigned officer, personally appeared, <u>Jay L. Gable</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.		
<input type="checkbox"/> CORPORATION: On this, the <u> </u> day of <u>May</u> , 20 <u>08</u> , the undersigned officer, personally appeared <u> </u> of <u> </u> , a corporation, and that he as such <u> </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> </u> .		
In witness whereof, I hereunto set my hand and official seal.		
Signature 	Commonwealth of Pennsylvania Notary Public NOTARIAL SEAL KATHLEEN A. RICOTTA, Notary Public Clearfield Boro, County of Clearfield My Commission Expires June 15, 2009	
If Notary, my commission expires: <u> </u>		

DUBROOK, INC. BLACK HOME SALES BY:  State of <u>PA</u> , County of <u>Clearfield</u>		Contractor Contractor
<input type="checkbox"/> INDIVIDUAL: On this, the <u> </u> day of <u> </u> , 20 <u> </u> , the undersigned officer, personally appeared <u> </u> , 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.		
<input checked="" type="checkbox"/> CORPORATION: On this, the <u>4</u> day of <u>May</u> , 20 <u>08</u> , the undersigned officer, personally appeared <u>Greg Miller</u> , acknowledged himself to be the <u>Dubrook, Inc. Black Home Sales</u> , a corporation, and that he as such <u> </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> </u> .		
In witness whereof, I hereunto set my hand and official seal.		
Signature 	Notary Public Notary Seal Title Amy J. Doran, Notary Public Chester Hill Boro, Clearfield County My Commission Expires: May 26, 2011	
If Notary, my commission expires: <u> </u>		

WITNESS:

BLACK HOME SALES

By

Amy Miller

SS

COMMONWEALTH OF PENNSYLVANIA)

SS

COUNTY OF CLEARFIELD)

On this the 4th day of May, 2008, before me, the undersigned officer, personally appeared Greg Miller, known to me (or satisfactorily proved) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Amy J. Doran

Notarial Seal
Amy J. Doran, Notary Public
Chester Hill Boro, Clearfield County
My Commission Expires: May 26, 2011