

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  
05/22/2008  
MAY 12 2008 Atty Naddeo  
pd. \$20.00  
William A. Shaw  
Prothonotary/Clerk of Courts

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FILED No CC  
012-2450  
MAY 12 2008 Atty Naddeo  
pd. \$20.00  
William A. Shaw  
Prothonotary/Clerk of Courts



## **Investors Title Insurance Company**

P.O. Drawer 2887  
Chapel Hill, North Carolina 27515-2887  
(919) 968-2200 (800) 326-4842 Fax: (919) 968-2235

**Local Agent:**

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, INC, 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:

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* Owner Owner

State of Pennsylvania County of Clearfield

INDIVIDUAL: On this, the 12 day of May 20 08, the undersigned officer, personally appeared Jay L. Gable, 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.

CORPORATION: On this, the        day of May 20 08, 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 by himself as       .

In witness whereof, I hereunto set my hand and official seal.

Kathleen A. Ricotta Notary Public  
Signature Title

If Notary, my commission expires:       

**DUBROOK, INC.**  
BY: Rosemary D. Drayer

Commonwealth of Pennsylvania  
NOTARIAL SEAL  
KATHLEEN A. RICOTTA, Notary Public  
Clearfield County, County of Clearfield  
My Commission Expires June 15, 2009

State of PA County of Clearfield

INDIVIDUAL: On this, the        day of       , 20      , the undersigned officer, personally appeared       , 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.

CORPORATION: On this, the long day of May 20 08 the undersigned officer, personally appeared Rosemary D. Drayer, acknowledged himself to be the PRESIDENT of DUBROOK, INC., 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 DUBROOK, INC.

In witness whereof, I hereunto set my hand and official seal.

*Karen M. Drayer* COMMONWEALTH OF PENNSYLVANIA  
Signature Notarial Seal  
If Notary, my commission expires:         
Karen M. Drayer, Notary Public  
Clearfield County



# 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

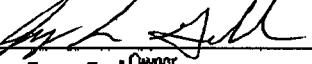
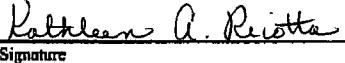
On this day of May, 2008, before me personally appeared Jay L. Gable, INC., Owner of the property ("Owner"), and BLACK HOME SALES AND DUBROOK, INC., Contractor ("Contractor"), to me personally known, who, being duly sworn on their oaths, did say as follows:

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	
<u>Jay L. Gable</u> , Owner 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> , 2008, 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> , 2008, the undersigned officer, personally appeared <u>  </u> , acknowledged himself to be the <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.	
 Kathleen A. Ricotta Signature Commonwealth of Pennsylvania NOTARIAL SEAL If Notary, my commission expires: <u>12/31/2010</u>	
<u>DUBROOK, INC.</u> , <u>BLACK HOME SALES AND DUBROOK</u> , Contractor My Commission Expires June 15, 2009	
BY: <u>Greg Miller</u>	
State of <u>PA</u> , County of <u>Clearfield</u>	
<input checked="" type="checkbox"/> INDIVIDUAL: On this, the <u>4</u> day of <u>May</u> , 2008, the undersigned officer, personally appeared <u>Greg Miller</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> , 2008, the undersigned officer, personally appeared <u>Greg Miller</u> , acknowledged himself to be the <u>  </u> of <u>DUBROOK, INC.</u> , <u>BLACK HOME SALES AND DUBROOK</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>such</u> .	
In witness whereof, I hereunto set my hand and official seal.	
 Amy J. Doran Signature Notarial Seal Title If Notary, my commission expires: <u>May 26, 2011</u>	

WITNESS:

BLACK HOME SALES

By Greg 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

