

KEN SELVAGE

756 - 5778

XT 336

(MINDY)

12/17/08

Ken Selvage is
in state prison.
No one knows who
Mindy is or what
This # is.

FJA

Date: 7/20/2009

Clearfield County Court of Common Pleas

User: GLKNISLEY

Time: 11:51 AM

ROA Report

Page 1 of 3

Case: 2007-00504-CD

Current Judge: Fredric Joseph Ammerman

John R. Selvage, et alvs.Andrea L. Dobish, et al

Civil Other-COUNT

Date		Judge
3/30/2007	New Case Filed.	No Judge
X	Filing: Complaint in Partition Paid by: Colavecchi, Joseph (attorney for Burns, Joann K.) Receipt number: 1918324 Dated: 3/30/2007 Amount: \$85.00 (Check) 7CC Atty J. Colavecchi.	No Judge
5/8/2007	X Filing: Praeipe to Reinstate Complaint in Partition Paid by: Colavecchi, Joseph (attorney for Selvage, John R.) Receipt number: 1918927 Dated: 05/08/2007 Amount: \$7.00 (Check) Filed by s/ Joseph Colavecchi, Esquire 5 Compl. Reinstated to Sheriff	No Judge
6/7/2007	X Filing: Reinstate Complaint Paid by: Colavecchi, Joseph (attorney for Selvage, John R.) Receipt number: 1919303 Dated: 06/07/2007 Amount: \$7.00 (Check) Filed by s/ Joseph Colavecchi, Esquire. 2 Compl. Reinstated to Sheriff, No CC	No Judge
6/27/2007	X Response to Complaint in Partition, filed by s/ Kenneth J. Selvage, Pro-Se. No CC	No Judge
6/29/2007	X Praeipe For Entry of Appearance, filed. Kindly enter my appearance in the above-captioned matter on behalf of the Defendant, Andrea L. Dobish, filed by s/ David R. Thomspson Esq. 2CC Atty Thompson.	No Judge
7/20/2007	X Motion For Hearing to Determine Partition of Property Under PA R.C.P. 1557, filed by s/ Joseph Colavecchi, Esquire. 5CC Atty. Colavecchi	No Judge
7/24/2007	X Rule, this 23rd day of July, 2007, upon consideration of the foregoing motion requesting a hearing on the issue of partition, a hearing is scheduled to be held on the 25th day of Sept., 2007, at 2:00 p.m. Courtroom 1. notice of this hearing shall be given by the Plaintiffs to all Defendants. By The Court, /s/ Fredric J. Ammerman, Pres. Judge. 2CC Atty. Colavecchi	Fredric Joseph Ammerman
7/26/2007	X Certificate of Service, filed. Served a true and correct copy of the Praeipe f Entry of Appearance, in the above captioned matter to John R. Selvage and Joann K. Burns-c/o Joseph Colavecchi Esq., filed by s/ David R. Thompson Esq. 1CC Atty.	Fredric Joseph Ammerman
7/27/2007	X Certificate of Service, filed. That on July 20, 2007 a true and correct copy of Motion for Hearing to Determine Partition of Property Under PA.R.C.P. 1557 and on July 26, 2007 a true and correct copy of a Rule dated July 23, 2007 i the above matter was served on Andrea L. Dobish-c/o David R. Thompson Esq., Darryl L. Selvage, Jeanne M. Selvage, Kenneth J. Selvage and David R. Thompson Esq., filed by s/ Joseph Colavecchi Esq. NO CC.	Fredric Joseph Ammerman
8/9/2007	X Motion for Video-Or Tele-Conference Hearing, filed by K. Selvage nc cert. copies.	Fredric Joseph Ammerman
8/13/2007	X Order, this 10th day of August, 2007, Motion for Teleconference Hearing is Granted. Argument will be held on Sept. 25, 2007 at 2:00 p.m. relative the Plaintiffs' Motion Requesting Hearing on the Issue of Partition. Defendant Kenneth J. Selvage shall be permitted to participate, if necessary, by telephone. By The Court /s Fredric J. Ammerman, Pres. Judge. 1CC to: Attys. J. Colavecchi, D. Thompson; K. Selvage - DZ 4871, SCI Albion D. Selvage - PPO Box 107, Smithmill PA 17011 J. Selvage - PO Box 277, Ramey, PAA 16671	Fredric Joseph Ammerman

Civil Other-COUNT

Date		Judge
8/15/2007	<p>X Sheriff Return, August 15, 2007 Returned the within Complaint in Partition "NOT SERVED, TIME EXPIRED" as to Andrea L. Dobish.</p> <p>X August 15, 2007 Returned the within Complaint in Partition "NOT SERVED, TIME EXPIRED" as to Kenneth J. Selvage.</p> <p>August 15, 2007 Returned the within Complaint in Partition "NOT SERVED, TIME EXPIRED" as to Darryl L. Selvage.</p> <p>August 15, 2007 Returned the within Complaint in Partition "NOT SERVED, TIME EXPIRED" as to Jeanne M. Selvage. So Answers, Chester A. Hawkins, Sheriff by s/Marilyn Hamm</p> <p>Shff Hawkins costs pd by Colavecchi \$69.21 (1st service)</p>	Fredric Joseph Ammerman
	<p>X X Sheriff Return, May 29, 2007 at 9:51 am Served the within Complaint in Partition on Andrea L. Dobish.</p> <p>May 18, 2007, Sheriff of Cumberland County was deputized.</p> <p>May 29, 2007 Attempted to serve the within Complaint on Kenneth J. Selvage.</p> <p>August 15, 2007 After diligent search I returned the within Complaint in Partition "NOT FOUND" as to Darryl L. Selvage.</p> <p>May 29, 2007 at 10:05 am Served the within Complaint in Partition on Jeanne M. Selvage. So Answers, Chester A. Hawkins, Sheriff by s/Marilyn Hamm</p> <p>Shff Hawkins costs pd by Colavecchi \$77.39</p> <p>Cumberland Co. costs pd by Colavecchi \$40.31 (2nd Service)</p>	Fredric Joseph Ammerman
	<p>X X Sheriff Return, June 8, 2007, Sheriff of Erie County was deputized.</p> <p>X June 19, 2007 at 10:10 am Served the within Complaint in Partition on Kenneth J. Selvage. So Answers, Chester A. Hawkins, Sheriff by s/Marilyn Hamm</p> <p>Shff Hawkins costs pd by Colavecchi \$19.41</p> <p>Erie Co. costs pd by Colavecchi \$81.00 (3rd service)</p>	Fredric Joseph Ammerman
10/1/2007	<p>X X Order, this 28th day of Sept., 2007, upoon agreement of the parties,</p> <p>1. Plaintiffs' request for partition is granted;</p> <p>2. The Court will appoint a Master in Partition upon the request of either party.</p> <p>By The Court, /s/ Fredric J. Ammerman, Pres. Judge. 1CC Attys: J. Colavecchi, D. Thompson; 1CC J. Selvage, PO Box 277, Ramey, PA 16671</p> <p>1CC D. Selvage, PO Box 107, Smithmill, PA 17011; 1CC K. Selvage, DZ 4871, SCI Albion</p>	Fredric Joseph Ammerman
10/9/2007	<p>X X Acceptance of Service, filed. David R. Thompson Esquire, attorney for Defendants, hereby accept service of the Complaint in Partition by the Plaintiff, signed by s/ David R. Thompson Esq. 2CC Atty Thompson.</p>	Fredric Joseph Ammerman
11/1/2007	<p>X X Order, this 31st day of Oct., 2007, Chris Pentz, Esquire is appointed as the Master in Partition. By The Court, /s/ Fredric J. Ammerman, Pres. Judge.</p> <p>1CC Attys: J. Colavecchi, Thompson, Pentz</p>	Fredric Joseph Ammerman
11/6/2007	<p>X X Amended Sheriff Return, November 5, 2007 Change Sheriff Hawkins costs from \$29.21 to \$29.41. So Answers, Chester A. Hawkins, Sheriff by s/Marilyn Hamm</p>	Fredric Joseph Ammerman
10/31/2008	<p>X X Petition Requesting Order Directing Master to Sell Property to Highest Bidder, filed by s/ Joseph Colavecchi, Esquire. 3CC Atty.</p>	Fredric Joseph Ammerman

Date: 7/20/2009

Clearfield County Court of Common Pleas

User: GLKNISLEY

Time: 11:51 AM

ROA Report

Page 3 of 3

Case: 2007-00504-CD

Current Judge: Fredric Joseph Ammerman

John R. Selvage, et alvs. Andrea L. Dobish, et al

Civil Other-COUNT

Date	Judge
11/6/2008	Fredric Joseph Ammerman
Rule, this 6th day of Nov., 2008, upon consideration of a Petition, a Rule is issued and directed to David Thompson, Esquire, Atty. for Defendants. Rule Returnable before the court on the 2nd day of Dec., 2008, at 1:30 p.m. Courtroom 1. By The Court, /s/ Fredric J. Ammerman, Pres. Judge. 3CC Atty. J. Colavecchi	
11/12/2008	Fredric Joseph Ammerman
Certificate of Service, on Nov. 7, 2008, a copy of a Petition Requesting Order directing Master to Sell Property to Highest Bidder and Rule was served on David R. Thompson, Esquire, and Chris A. Pentz, Esquire, by first class mail. Filed by s/ Joseph Colavecchi, Esquire. no cc	
11/19/2008	Fredric Joseph Ammerman
Motion For Continuance, filed by s/ David R. Thompson, Esquire. 3CC Atty. Thompson	
11/20/2008	Fredric Joseph Ammerman
Order, November 19, 2008, Rule Returnable rescheduled from December 2, 2008, at 1:30 p.m. until the 17th day of December, 2008, at 9:30 a.m. in Courtroom No. 1. BY THE COURT: /s/ Fredric J. Ammerman, P.J. Three C Attorney Thompson	
12/1/2008	Fredric Joseph Ammerman
Answers to Petition Requesting Order Directing Master to Sell Property to Highest Bidder, filed by s/ Chris A. Pentz Esq. 1CC Atty Pentz.	
12/19/2008	Fredric Joseph Ammerman
Order, this 17th day of dec., 2008, Chris A. Pentz, Esquire, is released from further duties or responsibilities as master in partition. (see original). by The Court, /s/ Fredric J. Ammerman, Pres. Judge. CC to Attys: Colavecchi, D. Thompson, C. Pentz	
3/6/2009	Fredric Joseph Ammerman
Praeipce to File Appraisal of Record as per Order of Court dated Febraury 17, 2008, filed by s/ Joseph Colavecchi Esq. No CC.	
Certificate of Service, filed. That on March 6, 2009 a true and correct copy of a Praeipce to File Appraisal of Record as Per Order of Court was served by first class mail to David R. Thompson Esq., filed by s/ Joseph Colavecchi Esq. No CC.	
3/26/2009	Fredric Joseph Ammerman
Petition For Master's Fees, filed by s/ Chris A. Pentz, Esquire. No CC	
Order For Master's Fees, this 25th day of March, 2009, upon consideration of the Petition of Chris A. Pentz, as former Master in Partition, it is Ordered that the Petition is granted and the Master's Fees are awarded in the amour of \$250.00 to be paid one-half by Plaintiffs and one-half by Defendants. By The Court, /s/ Fredric J. Ammerman, Pres. Judge. 5CC atty. Pentz	

7-30-09 Petition for Final Disposition + order

8-3-09 order 7-31-09

8-5-09 Certificate of Service

9-17-09 order 9-17-09

10-8-09 order 10-7-09

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

COMPLAINT IN PARTITION

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE and
JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

FILED pd \$85.00 Att'y
0/11:50 am 7cc Att'y J.
MAR 30 2007 Colavecchi

William A. Shaw
Prothonotary/Clerk of Courts

May 8, 2007 Document
Reinstated/Reinstated to Sheriff/Attorney
for service.

William A. Shaw GK
Deputy Prothonotary

June 7, 2007 Document
Reinstated/Reinstated to Sheriff/Attorney
for service.

William A. Shaw GK
Deputy Prothonotary

JOHN R. SELVAGE and JOANN :
K. BURNS, :
Plaintiffs :
 :
vs. : No. 07 - - CD :
 :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
Defendants :

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA**

COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
Second and Market Streets
Clearfield, PA 16830
Phone 814/765-2641 Ex. 5982

JOHN R. SELVAGE and JOANN :
K. BURNS, :
Plaintiffs :
 :
vs. : No. 07 - - CD
 :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
Defendants :

3. Plaintiffs and Defendants are the owners of a property situated in Gulich Township, Clearfield County, Pennsylvania, and all interests of the parties in the property are held as Tenants in Common and are undivided.

4. The subject of this Complaint in Partition is a parcel of land situated in the Village of Janesville, (Smithmill), Gulich Township, Clearfield County, Pennsylvania, described as Lot Number 50 on the Janesville Plan of Lots, having Clearfield County assessment Map Number 118-0-K16-508-00019, bounded and described as follows:

BEGINNING at a point on corner of Spruce and Chestnut Street; thence along Spruce Street, sixty (60) feet to Lot No. 49; thence along Lot No. 49, two hundred (200) feet to an alley; thence along said alley, sixty (60) feet to Chestnut Street; thence along Chestnut Street, two hundred (200) feet to the place of beginning.

Being the same premises conveyed to Mrs. Bessie Selvage from Viola M. Rickenbaugh by deed dated April 21, 1949, recorded at Clearfield County, Deed Book 397, Page 234.

Further being the same premises conveyed to Albert Genesi from Louise Mahaffey, Treasurer of the County of Clearfield, Pennsylvania by Treasurer's Deed dated September 12, 1966, described as house and lot situated in Gulich Township, Clearfield County, Pennsylvania, and being sold as the property of the Bessie

Selvage Heirs for unpaid real estate taxes for the year 1964, said deed being recorded at Clearfield Deed Book 545, Page 118.

BEING the same premises conveyed to John Selvage and Louise Selvage, his wife, from Albert Genesi and Ann Genesi, his wife, by Assignment dated February 17, 1969, recorded at Clearfield County Deed Book 545, Page 121.

5. Louise Selvage passed away in 1993 vesting title to the property in her surviving spouse, John G. Selvage.

6. John G. Selvage died Intestate on June 22, 1996, leaving to survive him three sons and three daughters; namely, John R. Selvage, Darryl L. Selvage, Kenneth J. Selvage, Jeanne M. Selvage, Andrea L. Matier Dobish and Joann K. Burns.


7. No person other than the parties to this suit has any interest in the property which is presently in the possession of the Plaintiffs and is owned as follows:

John R. Selvage	1/6
Darryl L. Selvage	1/6
Kenneth J. Selvage	1/6
Jeanne M. Selvage	1/6
Andrea L. Matier	1/6
Joann K. Burns	1/6

8. No partition or division of the property has ever been made.

WHEREFORE, Plaintiffs demand that:

- (a) The Court Decree Partition of the real estate;
- (b) The share or shares to which the respective parties are entitled, be set out to them in severalty and that all proper and necessary conveyances and assurances be executed for carrying such partition into effect;
- (c) And that, if the real estate cannot be divided without prejudice to or spoiling the whole, such proper and necessary sale or sales of the same may be made by such persons and in such manner as the Court may direct; and
- (d) Such other and further relief be granted as the Court deems just and proper.


JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiffs
221 East Market Street
Clearfield, PA 16830
(814) 765-1566

3-23-07

DATE

VERIFICATION

I verify that the statements made in this Complaint in Partition are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.


JOHN R. SELVAGE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

PRAECIPE TO REINSTATE COMPLAINT
IN PARTITION

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE and
JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
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(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

FILED
9/3/37/84
MAY 08 2007

William A. Shaw
Prothonotary/Clerk of Courts

5 Compl. Reinstated
to ~~Atty~~ Sheriff

Atty pd. 7:00 @

JOHN R. SELVAGE and JOANN :
K. BURNS, :
 :
Plaintiffs :
 :
 :
vs. : No. 07 - 504 - CD
 :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 :
Defendants :

**LAW OFFICES OF
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& COLAVECCHI
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P. O. BOX 131
CLEARFIELD, PA**

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

PRAECIPE TO REINSTATE COMPLAINT
IN PARTITION

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE and
JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

FILED
d/227/SL
JUN 07 2007

William A. Shaw
Prothonotary/Clerk of Courts

Atty pd 7:00
2 Compl. Reinstated
to Sheriff
No CC


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

JOHN R. SELVAGE and JOANN :
K. BURNS, :
 Plaintiffs :
 : :
 vs. : No. 07 - 504 - CD :
 : :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 Defendants :

PRAECIPE TO REINSTATE COMPLAINT IN PARTITION

TO: WILLIAM SHAW, PROTHONOTARY

Please reinstate the Complaint filed to the above-captioned
term and number.



JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiff

6/5/07

DATE

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

JOHN R. SELVAGE AND JOANN K.
BURNS,

Plaintiffs

vs.

ANDREAL L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE AND
JEANNE M. SELVAGE,

Defendants

*

*

*

*

*

No. 07-504-CD

FILED
m/10:33/NO
JUN 27 2007 CC
(GW)

William A. Shaw
Prothonotary/Clerk of Courts

RESPONSE TO COMPLAINT IN PARTITION

NOW COMES, KENNETH JOHN SELVAGE, Defendant, by and through pro se representation, who, avers the following in support of this document thereof:

1. Admitted.

2. Admitted.

3. Admitted in part and avers; The Defendants, Kenneth Selvage, Andrea Matier/Dobish, Darryl Selvage and Jeanne Selvage, have paid the taxes and kept up the personal property maintenance since the death of their father in June 1996. Plaintiffs have not spent one penny nor lifted one finger to help preserve their Family's home-
stead and/or heritage. Defendant's accepted this responsibility out of the love of their parents' memory and to preserve the family heritage.

4. Admitted.

5. Admitted.

6. Admitted in part and avers; Right before the death of the father, John G. Selvage, it was clearly stated to ALL family members his Last Will and Testament for the family estate; as father had serious heart condition and cancer, knew he would not live much longer, was that from the Maple tree was to be split between Kenneth and Darryl. Kenneth was to have the house side on the tree and Darryl the Garage side of the tree. There is no dispute to this fact up to this point in time.

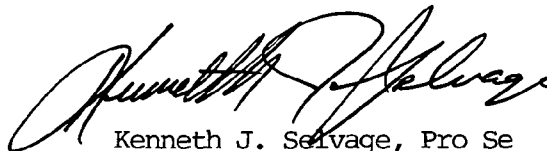
7. Admitted in part and avers; Plaintiff's have no intrest in property other than their greed and self hatred of Defendants. As asserted, the Plaintiffs have not paid any taxes nor kept up any maintenance of the property since the death of their father. They abandoned any right and/or responsibility they had to said property by their failure to supply financial aide or personal labor to maintain said property/family estate. Defendant's would suffer prejudice by any sale or equal share to Plaintiffs. See Fry v. Stetson, 370 Pa. 132, 87 A.2d 305 (1952); Holly v. Lewis, 305 Pa.Super. 272, 451 A.2d 527 (1982); Pa.R.C.P. Rule 1563 (b).

Personal Note: Defendant wishes this Court to consider that the memory of his parents, as well as, his childhood memories growing up/living on said property mean more to him than ANY amount of money he could receive for sale of same. He cannot speak for the other Defendants, but, asserts they would hold the same personal feelings in this regard.

WHEREFORE, Defendant, Kenneth John Selvage, for the above stated reasons, requests respectfully this Honorable Court to DISMISS Plaintiff's Complaint for Partition and/or direct that the Plaintiffs to receive any share, they must pay and/or reimburse their share of the back taxes paid for eleven (11) years, and, further, pay and/or reimburse Defendants for their personal maintenance of said property over that time period.

Defendant shall forever pray for said relief.

Respectfully Submitted,



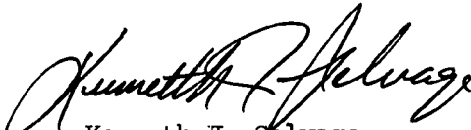
Kenneth J. Selvage, Pro Se

Date: 6-25-07

VERIFICATION

I, Kenneth John Selvage, Defendant pro se, do hereby verify that the facts set forth in the foregoing document are true and correct to the best of his personal knowlege, information and belief, and any false statements made herein are made subject to the penalties of perjury, 18 Pa.C.S.A. Sec. 4904 of the Crimes Code, relating to unsworn falsification to authorities.

Date: 6-25-07


Kenneth J. Selvage

PROOF OF SERVICE

I, Kenneth John Selvage, do hereby certify that I am this date serving a copy of the foregoing document upon the person(s) and in the manner indicated below::

Service by first class mail, postage pre-paid::

(Attorney for Plaintiffs)
Joseph Colavecchi, Esq.
Attorney at Law
221 E. Market St., P.O. Box 131
Clearfield, PA 16830

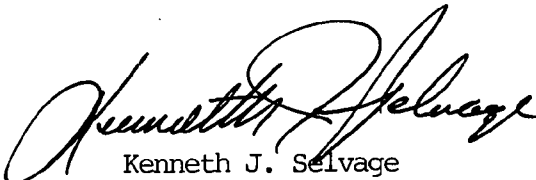
Andrea L. Dobish
P.O. Box 107
Smithmill, PA 16680

Darryl L. Selvage
301 Chestnut St.
P.O. Box 107
Smithmill, PA 16680

Jeanne M. Selvage
P.O. Box 277
Ramey, PA 16671

Date: 6-25-07

cc: file


Kenneth J. Selvage
DZ-4871
10745, Route 18
Albion, PA 16475-0002

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

JOHN R. SELVAGE AND JOANN K. BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J. SELVAGE,
DARRYL L. SELVAGE AND JEANNIE M.
SELVAGE,

Defendants

No. 07-504-CD

TYPE OF CASE:
Family Law

TYPE OF PLEADING:
Praecipe for Entry of
Appearance

FILED ON BEHALF OF:
Defendant

COUNSEL OF RECORD FOR
THIS PARTY:
David R. Thompson, Esquire
Supreme Court I.D. No. 73053
Attorney at Law
P.O. Box 587
308 Walton Street, Suite 4
Philipsburg PA 16866
(814) 342-4100

FILED
012:40/61
JUN 29 2007
William A. Shaw
Prothonotary/Clerk of Courts
2cs
Atty Thompson
LM

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

JOHN R. SELVAGE AND JOANN K. BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J. SELVAGE,
DARRYL L. SELVAGE AND JEANNIE M.
SELVAGE,

Defendants

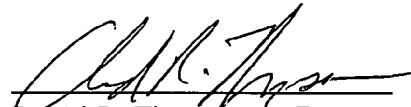
No. 07-504-CD

PRAECIPE FOR ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Kindly enter my appearance in the above-captioned matter on behalf of the
Defendant, Andrea L. Dobish.

Respectfully submitted,



David R. Thompson, Esquire

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

MOTION FOR HEARING TO
DETERMINE PARTITION OF
PROPERTY UNDER FA R.C.P 1557

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE
and JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

FILED 500
01/13/07
JUL 20 2007
Ange Colavecchi


William A. Shaw
Prothonotary/Clerk of Courts

JOHN R. SELVAGE and JOANN :
K. BURNS, :
 :
Plaintiffs :
 :
 :
vs. : No. 07 - 5504 - CD
 :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 :
Defendants :

**LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA**

WHEREFORE, Plaintiffs, through their Attorney, Joseph Colavecchi, Esquire are asking that a hearing be scheduled to determine whether an Order in Partition should be issued pursuant to Pa. R.C.P. 1557.

Respectfully submitted:



JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiffs
221 East Market Street
Clearfield, PA 16830

CA

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

RULE

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE and
JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

FILED 200
9/2/14/2007
JUL 24 2007
Atty Cola vecchi
William A. Shaw
Prothonotary/Clerk of Courts

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

JOHN R. SELVAGE and JOANN :
K. BURNS, :
 :
Plaintiffs :
 :
 :
vs. : No. 07 - 5504 - CD
 :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 :
Defendants :

R U L E

AND NOW, this 23 day of July, 2007, upon consideration of the foregoing motion requesting a hearing on the issue of partition, a hearing is hereby scheduled to be held on the 25th day of September, 2007, at 2:00 o'clock P.M. at the Clearfield County Courthouse, Courtroom Number 1.

Notice of this hearing shall be given by the Plaintiffs to all Defendants.

BY THE COURT:

BY THE COURT:

Frederick

JUDGE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA
CIVIL DIVISION LAW

JOHN R. SELVAGE AND JOANN K. BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J. SELVAGE,
DARRYL L. SELVAGE AND JEANNIE M. SELVAGE,

Defendants

No. 07-504-CD

TYPE OF PLEADING:
Certificate of Service

FILED ON BEHALF OF:
Defendant

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

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA

CIVIL DIVISION LAW

JOHN R. SELVAGE AND JOANN K. BURNS, *

*

No. 07-504-CD

Plaintiffs *

*

*

VS. *

*

*

ANDREA L. DOBISH, KENNETH J. SELVAGE *

*

DARRELL L. SELVAGE AND JEANNIE M. *

*

SELVAGE, *

Defendants *

*

CERTIFICATE OF SERVICE

TO THE PROTHONOTARY:

I, **DAVID R. THOMPSON, ESQUIRE**, do hereby certify that I served a true and correct copy of the **PRAECIPE FOR ENTRY OF APPEARANCE**, in the above captioned matter by depositing the same in the U.S. First Class Mail, postage prepaid, addressed as follows:

John R. Selvage and Joann K. Burns
c/o Joseph Colavecchi, Esquire
COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

DATE: 7-17-07

BY: _____


David R. Thompson, Esquire

JOHN R. SELVAGE and JOANN :
K. BURNS, :
 :
Plaintiffs :
 :
 :
vs. : No. 07 - 0504 - CD
 :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 :
Defendants :

The undersigned hereby certifies that on July 20, 2007 a true and correct copy of a Motion for Hearing to Determine Partition of Property Under PA R.C.P. 1557 and on July 26, 2007 a true and correct copy of a Rule dated July 23, 2007 in the above matter was served on the following by depositing said copy in the United States Mail, first class, postage prepaid, addressed as follows:

Andrea L. Dobish
c/o David R. Thompson, Esquire
308 Walton Street, Suite 4
P.O. Box 587
Philipsburg, PA 16866

Darryl L. Selvage
P.O. Box 107
Smithmill, PA 17011

**LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
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CLEARFIELD, PA**

FILED
JUL 27 2007
William A. Shaw
Prothonotary/Clerk of Courts

Jeanne M. Selvage
P.O. Box 277
Ramey, PA 16671


Kenneth J. Selvage
DZ-4871
10745, Route 18
Albion, PA 16475-0002

David R. Thompson, Esquire
308 Walton Street, Suite 4
P.O. Box 587
Philipsburg, PA 16866

DATE: _____

7/26/07

BY: _____


JOSEPH COLAVECCHI, ESQUIRE
221 East Market Street
P.O. Box 131
Clearfield, PA 16830
814/765-1566

FILED

AUG 09 2007

m11:50/w

William A. Shaw
Prothonotary/Clerk of Courts
No C/C

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
COMMONWEALTH OF PENNSYLVANIA

JOHN R. SELVAGE and
JOANN K. BURNS

[plaintiff/defendant]

vs.

Docket No. 07-504-CD

ANDREA L. DOBISH, KENNETH JOHN
SELVAGE, DARRYL L. SELVAGE and
~~JEANNE M. SELVAGE~~

[Plaintiff/Defendant]

MOTION FOR VIDEO- OR TELE-CONFERENCE HEARING

NOW COMES, KENNETH JOHN SELVAGE, proceeding *pro se*, and hereby moves this Honorable Court, pursuant to the provisions of Rule 1930.3, Pa.R.Civ.P., to schedule a video- or tele-conference hearing in connection with the above-captioned matter.

In support hereof, the Plaintiff/Defendant submits the following:

1. The Plaintiff/Defendant is currently incarcerated at the State Correctional Institution-Albion (SCI-Albion"), and is proceeding *pro se* and *in forma pauperis* in the above-captioned matter.
2. The transportation costs for securing the presence of Plaintiff/Defendant at the county courthouse are beyond his present means and ability to pay, and would effectively preclude his access to this Court for purposes of a hearing.

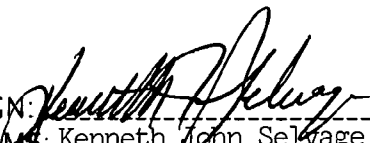
3. Transporting Plaintiff/Defendant to the county courthouse for purposes of an open-court hearing would also impose a burden and inconvenience upon the sheriff, who would be responsible for securing his presence at such hearing.

4. No party would be prejudiced by the relief requested herein, and SCI-Albion is equipped with video- and tele-conference capabilities for court hearings. Moreover, a video- or tele-conference hearing would advance the interests of justice by allowing for the Plaintiff/Defendant to participate in, and present evidence at, a hearing in connection with the above-captioned matter.

5. Accordingly, the Plaintiff/Defendant has shown cause, as required by Rule 1930.3, Pa.R.Civ.P., which provides for witnesses and evidence to be presented by telephone, audiovisual or other electronic means.

WHEREFORE, the Plaintiff/Defendant prays this Honorable Court schedule an appropriate hearing, and provide for his participation at said hearing via telephone, audiovisual or other electronic means. Said hearing is scheduled for September 25, 2007, at 2:00pm in Courtroom Number 1, before Judge Ammerman. The phone number to call/contact is (814) 756-5778, Superintendent Brooks.

Respectfully submitted,

SIGN: 
NAME: Kenneth John Selvage

DOC#: DZ-4871
SCI-Albion
10745 Route 18
Albion, PA 16475-0002

PROOF OF SERVICE

I, KENNETH JOHN SELVAGE, Defendant pro se, hereby certify that a copy of the foregoing document has been served on the following person(s) and in the manner indicated below.

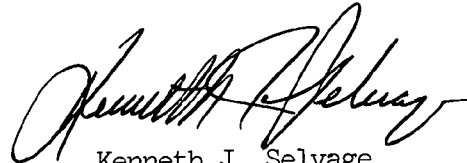
Service by first class mail, postage pre-paid.

Joseph Colevecchi, Esq.
Attorney at Law
221 E. Market St.
P.O. Box 131
Clearfield, PA 16830

David R. Thompson, Esq. (Andrea L. Dobish)
Attorney at Law
308 Walton St.
P.O. Box 587
Philipsburg, PA 16866

Darryl L. Selvage
301 Chestnut St.
P.O. Box 107
Smithmill, PA 16680

Jeanne M. Selvage
P.O. Box 277
Ramey, PA 16671



Kenneth J. Selvage
DZ-4871
10745, Route 18
Albion, PA 16475-0002

Date: 8-6-07

cc: file

Ch

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

JOHN R. SELVAGE and JOANN K. BURNS

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH JOHN SELVAGE,

DARRYL L. SELVAGE and JEANNE M. SELVAGE,

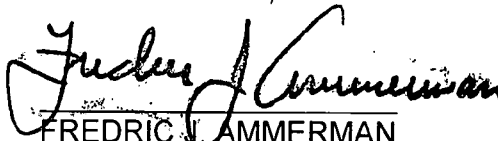
Defendants

NO. 07-504-CD

ORDER

NOW, this 10th day of August, 2007, the Court being in receipt of the Motion for Teleconference Hearing filed *pro se* by Defendant Kenneth J. Selvage; upon consideration of the same it is the ORDER of this Court that the said Motion be and is hereby GRANTED. Argument will be held before the Court on September 25, 2007 at 2:00 p.m. relative the Plaintiffs' Motion Requesting Hearing on the Issue of Partition. Defendant Kenneth J. Selvage shall be permitted to participate, if necessary, by telephone from SCI-Albion. In the interim, Kenneth J. Selvage shall provide the Clearfield County Court Administrator with an appropriate telephone extension where he can be reached in SCI-Albion on the said date and time.

BY THE COURT,


FREDRICK HAMMERMAN
President Judge

FILED
010:54
AUG 13 2007

William A. Shaw
Prothonotary/Clerk of Courts

(CR)

ICC Atty J. Colavecchi
D. Thompson

ICC K. Selvage
DZ4871
SCI Albion

ICC D. Selvage
PO Box 107
Smithmill, PA 17011

ICC J. Selvage
PO Box 277
Ramey, PA 16871

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 1 of 4 Services

Sheriff Docket # **102635**

JOHN R. SELVAGE and JOANN K. BURNS

Case # 07-504-CD

vs.

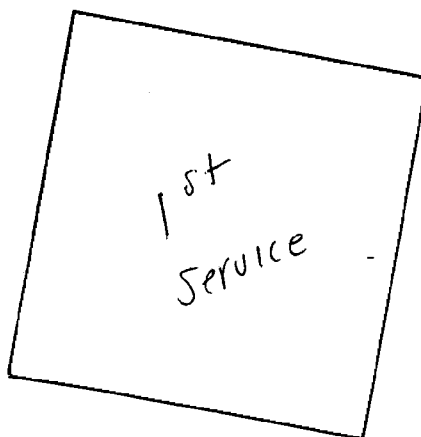
ANDREA L. DOBISH, KENNETH J. SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE

TYPE OF SERVICE COMPLAINT IN PARTITION

SHERIFF RETURNS

NOW August 15, 2007 RETURNED THE WITHIN COMPLAINT IN PARTITION "NOT SERVED, TIME EXPIRED"
AS TO ANDREA L. DOBISH, DEFENDANT. NEED 911 ADDRESSES

SERVED BY: /



FILED

03:15 cm
AUG 15 2007

William A. Shaw
Prothonotary/Clerk of Courts

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 2 of 4 Services

Sheriff Docket # **102635**

JOHN R. SELVAGE and JOANN K. BURNS

Case # **07-504-CD**

vs.

**ANDREA L. DOBISH, KENNETH J. SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE**

TYPE OF SERVICE COMPLAINT IN PARTITION

SHERIFF RETURNS

NOW August 15, 2007 RETURNED THE WITHIN COMPLAINT IN PARTITION "NOT SERVED, TIME EXPIRED"
AS TO KENNETH J. SELVAGE, DEFENDANT. NEED ADV. FOR CUMBERLAND CO.

SERVED BY: CUMBERLAND /

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 3 of 4 Services

Sheriff Docket # **102635**

JOHN R. SELVAGE and JOANN K. BURNS

Case # **07-504-CD**

vs.

**ANDREA L. DOBISH, KENNETH J. SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE**

TYPE OF SERVICE COMPLAINT IN PARTITION

SHERIFF RETURNS

NOW August 15, 2007 RETURNED THE WITHIN COMPLAINT IN PARTITION "NOT SERVED, TIME EXPIRED"
AS TO DARRYL L. SELVAGE, DEFENDANT. NEED 911 ADDRESS

SERVED BY: /

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 4 of 4 Services

Sheriff Docket # **102635**

JOHN R. SELVAGE and JOANN K. BURNS

Case # 07-504-CD

vs.

ANDREA L. DOBISH, KENNETH J. SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE

TYPE OF SERVICE COMPLAINT IN PARTITION

SHERIFF RETURNS

NOW August 15, 2007 RETURNED THE WITHIN COMPLAINT IN PARTITION "NOT SERVED, TIME EXPIRED"
AS TO JEANNE M. SELVAGE, DEFENDANT. NEED 911 ADDRESS

SERVED BY: /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102635
NO: 07-504-CD
SERVICES 4
COMPLAINT IN PARTITION

PLAINTIFF: JOHN R. SELVAGE and JOANN K. BURNS

vs.

DEFENDANT: ANDREA L. DOBISH, KENNETH J. SELVAGE, DARRYL L. SELVAGE and JEANNIE M. SELVAGE

SHERIFF RETURN

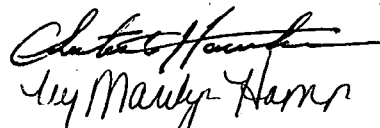
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	COLAVECCHI	9241	40.00
SHERIFF HAWKINS	COLAVECCHI	9241	29.21

Sworn to Before Me This

_____ Day of _____ 2007

So Answers,



Chester A. Hawkins
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

COMPLAINT IN PARTITION

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE and
JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

I hereby certify this to be a true
and attested copy of the original
statement filed in this case.

MAR 30 2007

Attest.

William L. Shaw
Prothonotary/
Clerk of Courts

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

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

JOHN R. SELVAGE and JOANN :
K. BURNS, :
 Plaintiffs :
 : :
 vs. : No. 07 - : - CD :
 : :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 Defendants :

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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CLEARFIELD, PA

COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
Second and Market Streets
Clearfield, PA 16830
Phone 814/765-2641 Ex. 5982

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

JOHN R. SELVAGE and JOANN :
K. BURNS, :
 Plaintiffs :
 : :
 vs. : No. 07 - - CD
 : :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 Defendants :

COMPLAINT IN PARTITION

1. Plaintiffs are:

(a) John R. Selvage of 490 North Railroad Street,
Houtzdale, Pennsylvania, 16651.

(b) Joann K. Burns of 2389 Muddy Run Road, Beccaria,
Pennsylvania, 16616.

2. Defendants are:

(a) Andrea L. Dobish, having a mailing address of P.O.
Box 107, Smithmill, Pennsylvania, 16680.

(b) Kenneth J. Selvage, having a mailing address of SCI,
Camp Hill, Pennsylvania, 17011.

(c) Darryl L. Selvage having a mailing address of P.O.
Box 107, Smithmill, Pennsylvania, 17011.

(d) Jeanne M. Selvage, having a mailing address of P.O.
Box 277, Ramey, Pennsylvania, 16671.

3. Plaintiffs and Defendants are the owners of a property situated in Gulich Township, Clearfield County, Pennsylvania, and all interests of the parties in the property are held as Tenants in Common and are undivided.

4. The subject of this Complaint in Partition is a parcel of land situated in the Village of Janesville, (Smithmill), Gulich Township, Clearfield County, Pennsylvania, described as Lot Number 50 on the Janesville Plan of Lots, having Clearfield County assessment Map Number 118-0-K16-508-00019, bounded and described as follows:

BEGINNING at a point on corner of Spruce and Chestnut Street; thence along Spruce Street, sixty (60) feet to Lot No. 49; thence along Lot No. 49, two hundred (200) feet to an alley; thence along said alley, sixty (60) feet to Chestnut Street; thence along Chestnut Street, two hundred (200) feet to the place of beginning.

Being the same premises conveyed to Mrs. Bessie Selvage from Viola M. Rickenbaugh by deed dated April 21, 1949, recorded at Clearfield County, Deed Book 397, Page 234.

Further being the same premises conveyed to Albert Genesi from Louise Mahaffey, Treasurer of the County of Clearfield, Pennsylvania by Treasurer's Deed dated September 12, 1966, described as house and lot situated in Gulich Township, Clearfield County, Pennsylvania, and being sold as the property of the Bessie

Selvage Heirs for unpaid real estate taxes for the year 1964, said deed being recorded at Clearfield Deed Book 545, Page 118.

BEING the same premises conveyed to John Selvage and Louise Selvage, his wife, from Albert Genesi and Ann Genesi, his wife, by Assignment dated February 17, 1969, recorded at Clearfield County Deed Book 545, Page 121.

5. Louise Selvage passed away in 1993 vesting title to the property in her surviving spouse, John G. Selvage.

6. John G. Selvage died Intestate on June 22, 1996, leaving to survive him three sons and three daughters; namely, John R. Selvage, Darryl L. Selvage, Kenneth J. Selvage, Jeanne M. Selvage, Andrea L. Matier Dobish and Joann K. Burns.


7. No person other than the parties to this suit has any interest in the property which is presently in the possession of the Plaintiffs and is owned as follows:

John R. Selvage	1/6
Darryl L. Selvage	1/6
Kenneth J. Selvage	1/6
Jeanne M. Selvage	1/6
Andrea L. Matier	1/6
Joann K. Burns	1/6

8. No partition or division of the property has ever been made.

WHEREFORE, Plaintiffs demand that:

- (a) The Court Decree Partition of the real estate;
- (b) The share or shares to which the respective parties are entitled, be set out to them in severalty and that all proper and necessary conveyances and assurances be executed for carrying such partition into effect;
- (c) And that, if the real estate cannot be divided without prejudice to or spoiling the whole, such proper and necessary sale or sales of the same may be made by such persons and in such manner as the Court may direct; and
- (d) Such other and further relief be granted as the Court deems just and proper.


JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiffs
221 East Market Street
Clearfield, PA 16830
(814) 765-1566

3-23-07

DATE

VERIFICATION

I verify that the statements made in this Complaint in Partition are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.


JOHN R. SELVAGE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

COMPLAINT IN PARTITION

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE and
JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
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814/765-1566

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and attested copy of the original
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MAR 30 2007

Attest.

William L. Shaw
Prothonotary/
Clerk of Courts

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

JOHN R. SELVAGE and JOANN :
K. BURNS, :
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 : :
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SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 Defendants :

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Phone 814/765-2641 Ex. 5982

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

JOHN R. SELVAGE and JOANN :
K. BURNS, :
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 : :
 vs. : No. 07 - - CD
 : :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 Defendants :

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(d) Jeanne M. Selvage, having a mailing address of P.O.
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Selvage Heirs for unpaid real estate taxes for the year 1964, said deed being recorded at Clearfield Deed Book 545, Page 118.

BEING the same premises conveyed to John Selvage and Louise Selvage, his wife, from Albert Genesi and Ann Genesi, his wife, by Assignment dated February 17, 1969, recorded at Clearfield County Deed Book 545, Page 121.

5. Louise Selvage passed away in 1993 vesting title to the property in her surviving spouse, John G. Selvage.

6. John G. Selvage died Intestate on June 22, 1996, leaving to survive him three sons and three daughters; namely, John R. Selvage, Darryl L. Selvage, Kenneth J. Selvage, Jeanne M. Selvage, Andrea L. Matier Dobish and Joann K. Burns.


7. No person other than the parties to this suit has any interest in the property which is presently in the possession of the Plaintiffs and is owned as follows:

John R. Selvage	1/6
Darryl L. Selvage	1/6
Kenneth J. Selvage	1/6
Jeanne M. Selvage	1/6
Andrea L. Matier	1/6
Joann K. Burns	1/6

8. No partition or division of the property has ever been made.

WHEREFORE, Plaintiffs demand that:

- (a) The Court Decree Partition of the real estate;
- (b) The share or shares to which the respective parties are entitled, be set out to them in severalty and that all proper and necessary conveyances and assurances be executed for carrying such partition into effect;
- (c) And that, if the real estate cannot be divided without prejudice to or spoiling the whole, such proper and necessary sale or sales of the same may be made by such persons and in such manner as the Court may direct; and
- (d) Such other and further relief be granted as the Court deems just and proper.


JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiffs
221 East Market Street
Clearfield, PA 16830
(814) 765-1566

3-23-07

DATE

VERIFICATION

I verify that the statements made in this Complaint in Partition are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.


JOHN R. SELVAGE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

COMPLAINT IN PARTITION

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE and
JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

I hereby certify this to be a true
and attested copy of the original
statement filed in this case.

MAR 30 2007

Attest.

William L. Shaw
Prothonotary/
Clerk of Courts

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

JOHN R. SELVAGE and JOANN :
K. BURNS, :
 Plaintiffs :
 : :
 vs. : No. 07 - - CD :
 : :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
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COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
Second and Market Streets
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Phone 814/765-2641 Ex. 5982

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

JOHN R. SELVAGE and JOANN :
K. BURNS, :
 Plaintiffs :
 : :
 vs. : No. 07 - - CD
 : :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 Defendants :

COMPLAINT IN PARTITION

1. Plaintiffs are:

(a) John R. Selvage of 490 North Railroad Street,
Houtzdale, Pennsylvania, 16651.

(b) Joann K. Burns of 2389 Muddy Run Road, Beccaria,
Pennsylvania, 16616.

2. Defendants are:

(a) Andrea L. Dobish, having a mailing address of P.O.
Box 107, Smithmill, Pennsylvania, 16680.

(b) Kenneth J. Selvage, having a mailing address of SCI,
Camp Hill, Pennsylvania, 17011.

(c) Darryl L. Selvage having a mailing address of P.O.
Box 107, Smithmill, Pennsylvania, 17011.

(d) Jeanne M. Selvage, having a mailing address of P.O.
Box 277, Ramey, Pennsylvania, 16671.

3. Plaintiffs and Defendants are the owners of a property situated in Gulich Township, Clearfield County, Pennsylvania, and all interests of the parties in the property are held as Tenants in Common and are undivided.

4. The subject of this Complaint in Partition is a parcel of land situated in the Village of Janesville, (Smithmill), Gulich Township, Clearfield County, Pennsylvania, described as Lot Number 50 on the Janesville Plan of Lots, having Clearfield County assessment Map Number 118-0-K16-508-00019, bounded and described as follows:

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8. No partition or division of the property has ever been made.

WHEREFORE, Plaintiffs demand that:

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- (b) The share or shares to which the respective parties are entitled, be set out to them in severalty and that all proper and necessary conveyances and assurances be executed for carrying such partition into effect;
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JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiffs
221 East Market Street
Clearfield, PA 16830
(814) 765-1566

3-23-07

DATE

VERIFICATION

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JOHN R. SELVAGE

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JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - *504* - CD

COMPLAINT IN PARTITION

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE and
JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

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and attested copy of the original
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MAR 30 2007

Attest.

William L. Shaw
Prothonotary/
Clerk of Courts

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

JOHN R. SELVAGE and JOANN :
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 : :
 vs. : No. 07 - - CD :
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CIVIL ACTION

JOHN R. SELVAGE and JOANN :
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 Defendants :

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JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiffs
221 East Market Street
Clearfield, PA 16830
(814) 765-1566

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JOHN R. SELVAGE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

COMPLAINT IN PARTITION

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE and
JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

I hereby certify this to be a true
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MAR 30 2007

Attest.

William L. Shaw
Prothonotary/
Clerk of Courts

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

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

JOHN R. SELVAGE and JOANN :
K. BURNS, :
 Plaintiffs :
 : :
 vs. : No. 07 - - CD :
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JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiffs
221 East Market Street
Clearfield, PA 16830
(814) 765-1566

3-23-07

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JOHN R. SELVAGE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102771
NO: 07-504-CD
SERVICE # 1 OF 4
COMPLAINT IN PARTITION

PLAINTIFF: JOHN R. SELVAGE and JOANN K. BURNS

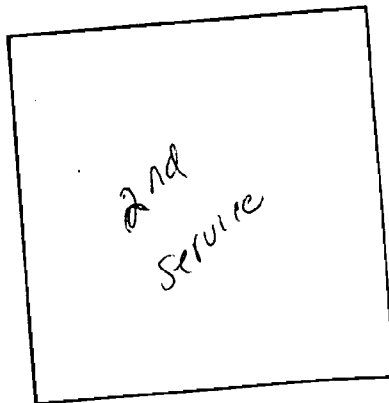
vs.

DEFENDANT: ANDREA L. DOBISH, KENNETH J. SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE

SHERIFF RETURN

NOW, May 29, 2007 AT 9:51 AM SERVED THE WITHIN COMPLAINT IN PARTITION ON ANDREA L. DOBISH
DEFENDANT AT 154 SAWMILL ROAD., BECCARIA, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO
DAVE DOBISH, HUSBAND A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN PARTITION AND
MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DAVIS / MORGILLO



FILED

9/3:15 am
AUG 15 2007

LM

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102771
NO: 07-504-CD
SERVICE # 2 OF 4
COMPLAINT IN PARTITION

PLAINTIFF: JOHN R. SELVAGE and JOANN K. BURNS

vs.

DEFENDANT: ANDREA L. DOBISH, KENNETH J. SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE

SHERIFF RETURN

NOW, May 18, 2007, SHERIFF OF CUMBERLAND COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS, SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN COMPLAINT IN PARTITION ON KENNETH J. SELVAGE.

NOW, May 29, 2007 ATTEMPTED TO SERVE THE WITHIN COMPLAINT IN PARTITION ON KENNETH J. SELVAGE, DEFENDANT. THE RETURN OF CUMBERLAND COUNTY IS HERETO ATTACHED AND MADE PART OF THIS RETURN MARKED "NOT FOUND".

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 3 of 4 Services

Sheriff Docket # **102771**

JOHN R. SELVAGE and JOANN K. BURNS

Case # 07-504-CD

vs.

ANDREA L. DOBISH, KENNETH J. SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE

TYPE OF SERVICE COMPLAINT IN PARTITION

SHERIFF RETURNS

NOW August 15, 2007 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN PARTITION "NOT FOUND" AS TO DARRYL L. SELVAGE, DEFENDANT. SEVERAL ATTEMPTS, NOT HOME.

SERVED BY: /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102771
NO: 07-504-CD
SERVICE # 4 OF 4
COMPLAINT IN PARTITION

PLAINTIFF: JOHN R. SELVAGE and JOANN K. BURNS

vs.

DEFENDANT: ANDREA L. DOBISH, KENNETH J. SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE

SHERIFF RETURN

NOW, May 29, 2007 AT 10:05 AM SERVED THE WITHIN COMPLAINT IN PARTITION ON JEANNE M. SELVAGE DEFENDANT AT 16 ROAD, RAMEY, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO JEANNE M. SELVAGE, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN PARTITION AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DAVIS / MORGILLO

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102771
NO: 07-504-CD
SERVICES 4
COMPLAINT IN PARTITION

PLAINTIFF: JOHN R. SELVAGE and JOANN K. BURNS

vs.

DEFENDANT: ANDREA L. DOBISH, KENNETH J. SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE

SHERIFF RETURN

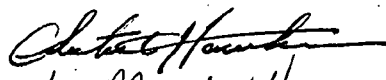
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	COLAVECCHI	9332	40.00
SHERIFF HAWKINS	COLAVECCHI	9332	37.39
CUMBERLAND CO.	COLAVECCHI	9277	40.31

Sworn to Before Me This

_____ Day of _____ 2007

So Answers,


by Marilyn Hamr
Chester A. Hawkins
Sheriff

CASE NO: 2007-00377 T
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

Carlisle Boro. Cumberland County
My Commission Expires April 1, 2009



CHESTER A. HAWKINS
SHERIFF

Sheriff's Office Clearfield County

COURTHOUSE
1 NORTH SECOND STREET, SUITE 116
CLEARFIELD, PENNSYLVANIA 16830

OFFICE (814) 765-2641 EXT. 5986

FAX (814) 765-5915

ROBERT SNYDER
CHIEF DEPUTY

MARILYN HAMM
DEPT. CLERK

CYNTHIA AUGHENBAUGH
OFFICE MANAGER

KAREN BAUGHMAN
CLERK TYPIST

PETER F. SMITH
SOLICITOR

DEPUTATION

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

PAGE 102771

JOHN R. SELVAGE and JOANN K. BURNS

TERM & NO. 07-504-CD

vs.

COMPLAINT IN PARTITION

ANDREA L. DOBISH, KENNETH J. SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE

SERVE BY: 06/07/07

HEARING:

MAKE REFUND PAYABLE TO JOSEPH COLAVECCHI, ESQ.

SERVE: KENNETH J. SELVAGE

ADDRESS: SCI CAMP HILL, CAMP HILL, PA 17011

Know all men by these presents, that I, CHESTER A. HAWKINS, HIGH SHERIFF OF CLEARFIELD COUNTY, State of Pennsylvania, do hereby deputize the SHERIFF OF CUMBERLAND COUNTY, Pennsylvania to execute this writ. This Deputation being made at the request and risk of the Plaintiff this day, May 18, 2007.

RESPECTFULLY,

CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

COMPLAINT IN PARTITION

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE and
JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

I hereby certify this to be a true
and attested copy of the original
statement filed in this case.

MAR 30 2007

Attest.

William L. Shaw
Prothonotary/
Clerk of Courts

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P.O. BOX 131
CLEARFIELD, PA

518107 Document
Reinstated/~~Reinstated~~ to Sheriff/~~Attorney~~
for service.

William L. Shaw
Deputy Prothonotary

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

JOHN R. SELVAGE and JOANN
K. BURNS,

Plaintiffs

vs.

No. 07 -

- CD

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNE M. SELVAGE,

Defendants

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
Second and Market Streets
Clearfield, PA 16830
Phone 814/765-2641 Ex. 5982

JOHN R. SELVAGE and JOANN :
K. BURNS, :
Plaintiffs :
 :
vs. : No. 07 - - CD
 :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
Defendants :

3. Plaintiffs and Defendants are the owners of a property situated in Gulich Township, Clearfield County, Pennsylvania, and all interests of the parties in the property are held as Tenants in Common and are undivided.

4. The subject of this Complaint in Partition is a parcel of land situated in the Village of Janesville, (Smithmill), Gulich Township, Clearfield County, Pennsylvania, described as Lot Number 50 on the Janesville Plan of Lots, having Clearfield County assessment Map Number 118-0-K16-508-00019, bounded and described as follows:

BEGINNING at a point on corner of Spruce and Chestnut Street; thence along Spruce Street, sixty (60) feet to Lot No. 49; thence along Lot No. 49, two hundred (200) feet to an alley; thence along said alley, sixty (60) feet to Chestnut Street; thence along Chestnut Street, two hundred (200) feet to the place of beginning.

Being the same premises conveyed to Mrs. Bessie Selvage from Viola M. Rickenbaugh by deed dated April 21, 1949, recorded at Clearfield County, Deed Book 397, Page 234.

Further being the same premises conveyed to Albert Genesi from Louise Mahaffey, Treasurer of the County of Clearfield, Pennsylvania by Treasurer's Deed dated September 12, 1966, described as house and lot situated in Gulich Township, Clearfield County, Pennsylvania, and being sold as the property of the Bessie

Selvage Heirs for unpaid real estate taxes for the year 1964, said deed being recorded at Clearfield Deed Book 545, Page 118.

BEING the same premises conveyed to John Selvage and Louise Selvage, his wife, from Albert Genesi and Ann Genesi, his wife, by Assignment dated February 17, 1969, recorded at Clearfield County Deed Book 545, Page 121.

5. Louise Selvage passed away in 1993 vesting title to the property in her surviving spouse, John G. Selvage.

6. John G. Selvage died Intestate on June 22, 1996, leaving to survive him three sons and three daughters; namely, John R. Selvage, Darryl L. Selvage, Kenneth J. Selvage, Jeanne M. Selvage, Andrea L. Matier Dobish and Joann K. Burns.


7. No person other than the parties to this suit has any interest in the property which is presently in the possession of the Plaintiffs and is owned as follows:

John R. Selvage	1/6
Darryl L. Selvage	1/6
Kenneth J. Selvage	1/6
Jeanne M. Selvage	1/6
Andrea L. Matier	1/6
Joann K. Burns	1/6

8. No partition or division of the property has ever been made.

WHEREFORE, Plaintiffs demand that:

- (a) The Court Decree Partition of the real estate;
- (b) The share or shares to which the respective parties are entitled, be set out to them in severalty and that all proper and necessary conveyances and assurances be executed for carrying such partition into effect;
- (c) And that, if the real estate cannot be divided without prejudice to or spoiling the whole, such proper and necessary sale or sales of the same may be made by such persons and in such manner as the Court may direct; and
- (d) Such other and further relief be granted as the Court deems just and proper.



JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiffs
221 East Market Street
Clearfield, PA 16830
(814) 765-1566

3-23-07

DATE

VERIFICATION

I verify that the statements made in this Complaint in Partition are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.


JOHN R. SELVAGE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,
Defendants

CIVIL DIVISION

No. 07 - **504** - CD

COMPLAINT IN PARTITION

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE and
JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

I hereby certify this to be a true
and attested copy of the original
statement filed in this case.

MAR 30 2007

Attest.

William L. Shaw
Prothonotary/
Clerk of Courts

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

518107 Document
Reinstated/Referred to Sheriff's Agency
for service. *William L. Shaw*

William L. Shaw
Deputy Prothonotary

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

JOHN R. SELVAGE and JOANN
K. BURNS,

Plaintiffs

vs.

No. 07 -

- CD

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNE M. SELVAGE,

Defendants

NOTICE

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YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAW OFFICES OF
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& COLAVECCHI
221 E. MARKET ST.
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P. O. BOX 131
CLEARFIELD, PA

COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
Second and Market Streets
Clearfield, PA 16830
Phone 814/765-2641 Ex. 5982

JOHN R. SELVAGE and JOANN :
K. BURNS, :
 :
Plaintiffs :
 :
 :
vs. : No. 07 - : - CD
 :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 :
Defendants :

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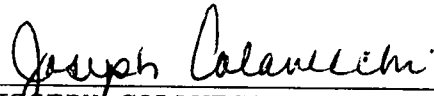
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8. No partition or division of the property has ever been made.

WHEREFORE, Plaintiffs demand that:

- (a) The Court Decree Partition of the real estate;
- (b) The share or shares to which the respective parties are entitled, be set out to them in severalty and that all proper and necessary conveyances and assurances be executed for carrying such partition into effect;
- (c) And that, if the real estate cannot be divided without prejudice to or spoiling the whole, such proper and necessary sale or sales of the same may be made by such persons and in such manner as the Court may direct; and
- (d) Such other and further relief be granted as the Court deems just and proper.



JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiffs
221 East Market Street
Clearfield, PA 16830
(814) 765-1566

3-23-07

DATE

VERIFICATION

I verify that the statements made in this Complaint in Partition are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.


JOHN R. SELVAGE



FILED

AUG 15 2007

William A. Shaw
Prothonotary/Clerk of Courts

SERVE

2007 MAY 21 A 11:08

DEPT. OF THE SHERIFF
IN AUSTIN COUNTY TX

SERVE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

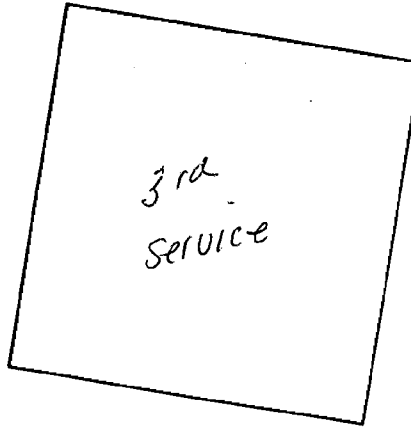
DOCKET # 102876
NO: 07-504-CD
SERVICE # 1 OF 1
COMPLAINT IN PARTITION

PLAINTIFF: JOHN R. SELVAGE and JOANN K. BURNS
vs.
DEFENDANT: ANDREA L. DOBISH al

SHERIFF RETURN

NOW, June 08, 2007, SHERIFF OF ERIE COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS, SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN COMPLAINT IN PARTITION ON KENNETH J. SELVAGE.

NOW, June 19, 2007 AT 10:10 AM SERVED THE WITHIN COMPLAINT IN PARTITION ON KENNETH J. SELVAGE, DEFENDANT. THE RETURN OF ERIE COUNTY IS HERETO ATTACHED AND MADE PART OF THIS RETURN.



FILED

03:15 LM
AUG 15 2007

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102876
NO: 07-504-CD
SERVICES 1
COMPLAINT IN PARTITION

PLAINTIFF: JOHN R. SELVAGE and JOANN K. BURNS
vs.
DEFENDANT: ANDREA L. DOBISH al

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	COLAVECCHI	9376	10.00
SHERIFF HAWKINS	COLAVECCHI	9376	9.41
ERIE CO.	COLAVECCHI	9377	81.00

Sworn to Before Me This

_____ Day of _____ 2007

So Answers,



Chester A. Hawkins
Sheriff

CASE NO: 2007-00504 M

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF ERIEJOHN R SELVAGE *

VS

ANDREA L DOBISHJASON WIECZOREK, Deputy Sheriff of ERIE

County, Pennsylvania, who being duly sworn according to law,

says, the within COMPLAINT IN PARTITION was served uponSELVAGE KENNETH J theDEFENDANT, at 1010:00 Hour, on the 19th day of June, 2007at SCI ALBION 10745 ROUTE 18ALBION, PA 16475 by handing toKENNETH J SELVAGE-PERSONALLYa true and attested copy of COMPLAINT IN PARTITION together withand at the same time directing His attention to the contents thereof.

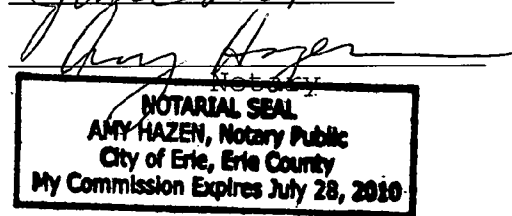
Sheriff's Costs:

Docketing	81.00
Service	.00
Affidavit	.00
Surcharge	.00
	.00
	81.00

So Answers:

Bob Menski
Bob Menski, Sheriff of Erie CountyBy Joseph Colavecchi
Deputy Sheriff06/12/2007
JOSEPH COLAVECCHI

Sworn and Subscribed to before

me this 27th day ofJune 2007 A.D.



CHESTER A. HAWKINS
SHERIFF

Sheriff's Office Clearfield County

COURTHOUSE
1 NORTH SECOND STREET, SUITE 116
CLEARFIELD, PENNSYLVANIA 16830

OFFICE (814) 765-2641 EXT. 5986

FAX (814) 765-5915

ROBERT SNYDER
CHIEF DEPUTY

MARILYN HAMM
DEPT. CLERK

CYNTHIA AUGHENBAUGH
OFFICE MANAGER

KAREN BAUGHMAN
CLERK TYPIST

PETER F. SMITH
SOLICITOR

DEPUTATION

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

PAGE 102876

JOHN R. SELVAGE and JOANN K. BURNS

TERM & NO. 07-504-CD

COMPLAINT IN PARTITION

VS.

ANDREA L. DOBISH al

SERVE BY: 07/07/07

HEARING:

MAKE REFUND PAYABLE TO JOSEPH COLAVECCHI, ESQ.

SERVE: KENNETH J. SELVAGE

ADDRESS: SCI ALBION, 10745 ROUTE 18, ALBION, PA 16475

Know all men by these presents, that I, CHESTER A. HAWKINS, HIGH SHERIFF OF CLEARFIELD COUNTY, State of Pennsylvania, do hereby deputize the SHERIFF OF ERIE COUNTY, Pennsylvania to execute this writ. This Deputation being made at the request and risk of the Plaintiff this day, June 08, 2007.

RESPECTFULLY,

CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA

2007 JUN 11 AM 11:27
CLERK'S OFFICE

RECEIPT FOR PAYMENT
=====

Erie County Pennsylvania
140 West Sixth St - 4th Floor
Erie, PA 16501-1077

Receipt Date 06/12/2007
Receipt Time 08:40:14
Receipt No. 194500

JOHN R SELVAGE * (VS) ANDREA L DOBISH

Case Number 2007-00504 M
Service Info
Remarks PD BY JOSEPH COLAVECCHI
K.C.

Total Check... + 81.00
Total Cash.... + .00
Cash Out..... - .00

Number .. 9377

Receipt total. = 81.00

----- Distribution Of Payment -----

Transaction Description	Payment Amount
-------------------------	----------------

SHERIFF FEES	81.00
--------------	-------

TREASURER OF ERIE COUNTY

	<u>81.00</u>
--	--------------

114

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

JOHN R. SELVAGE and JOANN K. BURNS, *
Plaintiffs *

vs. *

No. 07-504-CD

ANDREA L. DOBISH, KENNETH J. SELVAGE, *
DARRYL L. SELVAGE, *
Defendants *

ORDER

NOW, this 28th day of September, 2007, upon agreement of the parties in the
above-captioned partition action, it is the ORDER of this Court as follows:

1. The Plaintiffs' request for partition is hereby granted;
2. The Court will appoint a Master in Partition upon the request of either party.

BY THE COURT,



FREDRIC J. AMMERMAN
President Judge

FILED

01/31/07
OCT 01 2007

ICC Atty's:
J. Colavecchi
D. Thompson

William A. Shaw
Prothonotary/Clerk of Courts

ICC J. Selvage PO Box 277 Raney, PA 16871
ICC J. Selvage PO Box 107 Smithmill, PA 17011
DZ 4871 SEE ALBION

FILED

OCT 01 2007

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 10/1/07

 You are responsible for serving all appropriate parties.

 X The Prothonotary's office has provided service to the following parties:

 Plaintiff(s) X Plaintiff(s) Attorney Other

 X Defendant(s) X Defendant(s) Attorney

 X Defendant(s) X Defendant(s) Attorney
 X Special Instructions: X Salvage, X Salvage, X Salvage

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA

CIVIL ACTION - LAW

JOHN R. SELVAGE AND JOANN K. BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J. SELVAGE,
DARRYL L. SELVAGE, AND
JEANNE M. SELVAGE

Defendant

No. 07-504-CD

TYPE OF CASE:
Civil Action - Law

TYPE OF PLEADING:
Acceptance of Service

FILED ON BEHALF OF:
Defendants

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 ^{2cc}
OCT 09 2007
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA

CIVIL DIVISION - LAW

JOHN R. SELVAGE AND JOANN K. BURNS,

CLEARFIELD COUNTY,
PENNSYLVANIA

Plaintiff

vs.

No. 07-504-CD

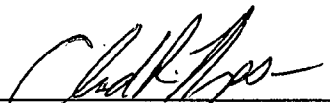
ANDREA L. DOBISH, KENNETH J. SELVAGE,
DARRYL L. SELVAGE AND
JEANNE M. SELVAGE

Defendants

ACCEPTANCE OF SERVICE

I, David R. Thompson, Esquire, attorney for Defendants, hereby accept service of
the Complaint in Partition by the Plaintiff.

DATE: 10-2-07



David R. Thompson, Esquire

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

JOHN R. SELVAGE and JOANN K. BURNS *
Plaintiffs *

vs. *

ANDREA L. DOBISH, KENNETH J. SELVAGE *
and DARRYL L. SELVAGE, *
Defendants *

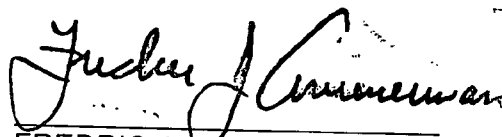
NO. 07-504-CD

ORDER

NOW, this 31st day of October, 2007, the Court being in receipt of the written request of Joseph Colavecchi, Esquire, counsel for the Plaintiffs, for the appointment of a Master in Partition; it is the ORDER of this Court that pursuant to Rule of Civil Procedure 1558(b), that Chris A. Pentz, Esquire be and is hereby appointed as the Master in Partition. The Master shall proceed in accordance with Rule 1559, *et seq.*

The Master is also authorized to request deposit of advance fees and costs in such reasonable manner as the Master deem to be necessary.

BY THE COURT,



FREDRIC J. AMMERMAN
President Judge

FILED

NOV 01 2007

William A. Shaw
Prothonotary/Clerk of Courts

1cc Atty's:
J. Colavecchi
Thompson

Pentz

CR

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DKT PG. 102635

JOHN R. SELVAGE and JOANN K. BURNS

NO . 07-504-CD

-VS-

ADREA L. DOBISH al

COMPLAINT IN PARTITION

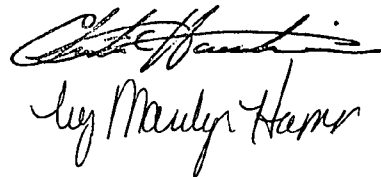
A M E N D E D
SHERIFF'S RETURN

NOW NOVEMBER 5, 2007 CHANGE SHERIFF HAWKINS COSTS FROM \$29.21 to \$29.41.

SWORN TO BEFORE ME THIS

_____ DAY OF _____ 2007

SO ANSWERS,



CHESTER A. HAWKINS
SHERIFF

FILED
012:3561
NOV 06 2007
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

PETITION REQUESTING ORDER
DIRECTING MASTER TO SELL
PROPERTY TO HIGHEST BIDDER

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE
and JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

FILED
O 2:00 p.m. GK 3cc ATty
OCT 31 2008
William A. Shaw
Prothonotary/Clerk of Courts

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

JOHN R. SELVAGE and JCANN :
K. BURNS, :
 Plaintiffs :
 : :
 vs. : No. 07 - 504 - CD
 : :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 Defendants :

PETITION REQUESTING ORDER DIRECTING
MASTER TO SELL PROPERTY TO HIGHEST BIDDER

1. A Complaint in Partition was filed by Plaintiffs on or about March 30, 2007. A copy of the docket entries filed in this case is attached to this Petition and marked Exhibit "A".

2. An Order of Partition was issued by the Court on September 28, 2007 indicating that a Master in Partition would be appointed upon request of either party.

3. Chris Pentz, Esquire, was appointed Master in Partition by Order dated October 31, 2007.

4. The Master in Partition requested an advance of costs by all parties in the amount of One Thousand (\$1000) Dollars by letter dated November 11, 2007, a copy of said letter being attached hereto marked Exhibit "B"

5. Plaintiffs posted the required costs on November 26, 2007 as confirmed by letter dated November 26, 2007, a copy of which is attached hereto marked Exhibit "C".

6. The Master in Partition has refused to proceed without having the costs advanced to him by all parties. Defendants have failed to post any costs whatsoever. Copies of letters dated November 29, 2007 and October 8, 2008 from Chris Pentz, Master in Partition refusing to do anything further until the costs are paid to him are attached hereto marked Exhibit "D".


7. By failing to post the costs as required, Defendants have caused the Partition action to stop dead in its tracks.

8. Plaintiffs are requesting that the Court direct Chris Pentz, Master in Partition, to sell the property to the highest bidder between Plaintiffs and Defendants. The party who would win the property by offering the highest price for it would then be required to pay the money to the Master in Partition within ten (10) days of confirmation of the sale of said property to the highest bidder. Should the highest bidder not post the money to complete the sale, said bid should then be revoked and the property awarded to the second highest bidder.

9. Said action may be directed by the Court as a Sanction against the Defendants who have failed to post their share of the costs, thereby depriving Plaintiffs of their rights to proceed in the Partition action.

WHEREFORE, Plaintiffs request that Chris Pentz, Master in Partition, be directed to place the property for sale, limited to Plaintiffs and Defendants, and that the property be sold to the highest bidder.

Respectfully submitted:



JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiffs
221 East Market Street
Clearfield, PA 16830

Date: _____

10/29/08

Date: 10/17/2008

Clearfield County Court of Common Pleas

User: BILLSHAW

Time: 03:05 PM

ROA Report

Page 1 of 2

Case: 2007-00504-CD

Current Judge: Fredric Joseph Ammerman

John R. Selvage, et alvs.Andrea L. Dobish, et al

Civil Other-COUNT

Date		Judge
3/30/2007	New Case Filed.	No Judge
	Filing: Complaint in Partition Paid by: Colavecchi, Joseph (attorney for Burns, Joann K.) Receipt number: 1918324 Dated: 3/30/2007 Amount: \$85.00 (Check) 7CC Atty J. Colavecchi.	No Judge
5/8/2007	Filing: Praecipe to Reinstate Complaint in Partition Paid by: Colavecchi, Joseph (attorney for Selvage, John R.) Receipt number: 1918927 Dated: 05/08/2007 Amount: \$7.00 (Check) Filed by s/ Joseph Colavecchi, Esquire 5 Compl. Reinstated to Sheriff	No Judge
6/7/2007	Filing: Reinstate Complaint Paid by: Colavecchi, Joseph (attorney for Selvage, John R.) Receipt number: 1919303 Dated: 06/07/2007 Amount: \$7.00 (Check) Filed by s/ Joseph Colavecchi, Esquire. 2 Compl. Reinstated to Sheriff, No CC	No Judge
6/27/2007	Response to Complaint in Partition, filed by s/ Kenneth J. Selvage, Pro-Se. No CC	No Judge
6/29/2007	Praecipe For Entry of Appearance, filed. Kindly enter my appearance in the above-captioned matter on behalf of the Defendant, Andrea L. Dobish, filed by s/ David R. Thomspson Esq. 2CC Atty Thompson.	No Judge
7/20/2007	Motion For Hearing to Determine Partition of Property Under PA R.C.P. 1557, filed by s/ Joseph Colavecchi, Esquire. 5CC Atty. Colavecchi	No Judge
7/24/2007	Rule, this 23rd day of July, 2007, upon consideration of the foregoing motion requesting a hearing on the issue of partition, a hearing is scheduled to be held on the 25th day of Sept., 2007, at 2:00 p.m. Courtroom 1. notice of this hearing shall be given by the Plaintiffs to all Defendants. By The Court, /s/ Fredric J. Ammerman, Pres. Judge. 2CC Atty. Colavecchi	Fredric Joseph Ammerman
7/26/2007	Certificate of Service, filed. Served a true and correct copy of the Praecipe f Entry of Appearance, in the above captioned matter to John R. Selvage and Joann K. Burns-c/o Joseph Colavecchi Esq., filed by s/ David R. Thompson Esq. 1CC Atty.	Fredric Joseph Ammerman
7/27/2007	Certificate of Service, filed. That on July 20, 2007 a true and correct copy of Motion for Hearing to Determine Partition of Property Under PA.R.C.P. 1557 and on July 26, 2007 a true and correct copy of a Rule dated July 23, 2007 i the above matter was served on Andrea L. Dobish-c/o David R. Thompson Esq., Darryl L. Selvage, Jeanne M. Selvage, Kenneth J. Selvage and David R. Thompson Esq., filed by s/ Joseph Colavecchi Esq. NO CC.	Fredric Joseph Ammerman
8/9/2007	Motion for Video-Or Tele-Conference Hearing, filed by K. Selvage no cert. copies.	Fredric Joseph Ammerman
8/13/2007	Order, this 10th day of August, 2007, Motion for Teleconference Hearing is Granted. Argument will be held on Sept. 25, 2007 at 2:00 p.m. relative the Plaintiffs' Motion Requesting Hearing on the Issue of Partition. Defendant Kenneth J. Selvage shall be permitted to participate, if necessary, by telephone. By The Court /s Fredric J. Ammerman, Pres. Judge. 1CC to: Attys. J. Colavecchi, D. Thompson; K. Selvage - DZ 4871, SCI Albion D. Selvage - PPO Box 107, Smithmill PA 17011 J. Selvage - PO Box 277, Ramey, PAA 16671	Fredric Joseph Ammerman



Date: 10/17/2008

Clearfield County Court of Common Pleas

User: BILLSHAW

Time: 03:05 PM

ROA Report

Page 2 of 2

Case: 2007-00504-CD

Current Judge: Fredric Joseph Ammerman

John R. Selvage, et alvs.Andrea L. Dobish, et al

Civil Other-COUNT

Date	Judge
8/15/2007	Fredric Joseph Ammerman
<p>Sheriff Return, August 15, 2007 Returned the within Complaint in Partition "NOT SERVED, TIME EXPIRED" as to Andrea L. Dobish. August 15, 2007 Returned the within Complaint in Partition "NOT SERVED, TIME EXPIRED" as to Kenneth J. Selvage. August 15, 2007 Returned the within Complaint in Partition "NOT SERVED, TIME EXPIRED" as to Darryl L. Selvage. August 15, 2007 Returned the within Complaint in Partition "NOT SERVED, TIME EXPIRED" as to Jeanne M. Selvage. So Answers, Chester A. Hawkins, Sheriff by s/Marilyn Hamm Shff Hawkins costs pd by Colavecchi \$69.21 (1st service)</p>	
	Fredric Joseph Ammerman
<p>Sheriff Return, May 29, 2007 at 9:51 am Served the within Complaint in Partition on Andrea L. Dobish. May 18, 2007, Sheriff of Cumberland County was deputized. May 29, 2007 Attempted to serve the within Complaint on Kenneth J. Selvage. August 15, 2007 After diligent search I returned the within Complaint in Partition "NOT FOUND" as to Darryl L. Selvage. May 29, 2007 at 10:05 am Served the within Complaint in Partition on Jeanne M. Selvage. So Answers, Chester A. Hawkins, Sheriff by s/Marilyn Hamm Shff Hawkins costs pd by Colavecchi \$77.39 Cumberland Co. costs pd by Colavecchi \$40.31 (2nd Service)</p>	
	Fredric Joseph Ammerman
<p>Sheriff Return, June 8, 2007, Sheriff of Erie County was deputized. June 19, 2007 at 10:10 am Served the within Complaint in Partition on Kenneth J. Selvage. So Answers, Chester A. Hawkins, Sheriff by s/Marilyn Hamm Shff Hawkins costs pd by Colavecchi \$19.41 Erie Co. costs pd by Colavecchi \$81.00 (3rd service)</p>	
10/1/2007	Fredric Joseph Ammerman
<p>Order, this 28th day of Sept., 2007, upoon agreement of the parties, 1. Plaintiffs' request for partition is granted; 2. The Court will appoint a Master in Partition upon the request of either party. By The Court, /s/ Fredric J. Ammerman, Pres. Judge. 1CC Attys: J. Colavecchi, D. Thompson; 1CC J. Selvage, PO Box 277, Ramey, PA 16671 1CC D. Selvage, PO Box 107, Smithmill, PA 17011; 1CC K. Selvage, DZ 4871, SCI Albion</p>	
10/9/2007	Fredric Joseph Ammerman
<p>Acceptance of Service, filed. David R. Thompson Esquire, attorney for Defendants, hereby accept service of the Complaint in Partition by the Plaintiff, signed by s/ David R. Thompson Esq. 2CC Atty Thompson.</p>	
11/1/2007	Fredric Joseph Ammerman
<p>Order, this 31st day of Oct., 2007, Chris Pentz, Esquire is appointed as the Master in Partition. By The Court, /s/ Fredric J. Ammerman, Pres. Judge. 1CC Attys: J. Colavecchi, Thompson, Pentz</p>	
11/6/2007	Fredric Joseph Ammerman
<p>Amended Sheriff Return, November 5, 2007 Change Sheriff Hawkins costs from \$29.21 to \$29.41. So Answers, Chester A. Hawkins, Sheriff by s/Marilyn Hamm</p>	

CHRIS A. PENTZ
Attorney at Law
207 East Market Street
P. O. Box 552
CLEARFIELD PENNSYLVANIA 16830

Telephone
814 765-4000

FAX
814 765-8142

November 11, 2007

Atty. Joseph Colavecchi
211 East Market Street
Clearfield PA 16830

Atty. David R. Thompson
308 Walton St. Suite 4
Philipsburg, PA 16866

Mr. Kenneth J. Selvage
#DZ 4871
10745 Route 18
Albion, PA 16475-0002

Mr. Darryl L. Selvage
PO Box 107
Smithmill, PA 16680

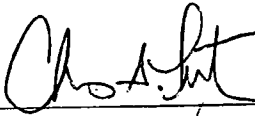
Ms. Jeanne M. Selvage
PO Box 277
Ramey, PA 16671

Re: Selvage et al. vs Dobish et al. No 07-504-CD
File #1954

Dear Counsel and Litigants:

I have been appointed Master in this matter. I am requiring each party to deposit \$1000.00 with me for advanced fees and costs within 30 days from the date of this letter.

Sincerely,


Chris A. Pentz

CAP/cp



LAW OFFICES
COLAVECCHI & COLAVECCHI

221 EAST MARKET STREET

(Across from Courthouse)

P. O. BOX 131

CLEARFIELD, PENNSYLVANIA 16830

(814) 765-1566

JOSEPH COLAVECCHI

PAUL COLAVECCHI

FAX

(814) 765-4570

November 26, 2007

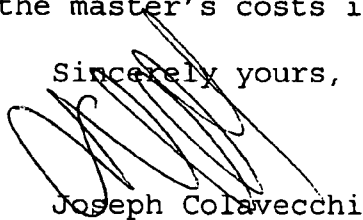
Chris A. Pentz
Attorney at Law
207 East Market Street
P.O. Box 552
Clearfield, PA 16830

In re: Selvage, et al. vs. Dobish, et al.
 Case No. 07-504-CD
 Your File No. 1954

Dear Chris:

As per your letter dated November 11, 2007, I am enclosing herein my check payable to your order in the amount of \$1,000.00 representing an advance on the master's costs in this case.

Sincerely yours,



Joseph Colavecchi

JC:dmo

Enclosure

cc: John Selvage
 Joann Burns

**PLAINTIFF'S
EXHIBIT**

"C"

tabbies

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WAL*MART

MoneyGram
Money Orders



INTERNATIONAL MONEY ORDER

PAY TO THE

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PAYOR AT/A

ORDER/DE

IMPORTANT: PLEASE BE CAREFUL

FOR MASTER, SIGNER FOR DRAWER, COMPLETOR, AND ENDORSEMENT

BY SIGNING YOU AGREE TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

ADDRESS: 490 N. R. R. 1st Hwy. 16651

DIRECTION: SOUTH-CENTRAL

Payable through:

W. National Bank

South-Central

Fairbault, MN

ISSUER/DRAWER: 16651

MONEYGRAM PAYMENT SYSTEMS, INC.

TO AUTHENTICATE THIS ORDER

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DOLLARS AND CENTS
AMOUNT IN WORDS

CHRIS A. PENTZ
Attorney at Law
207 East Market Street
P. O. Box 552
CLEARFIELD PENNSYLVANIA 16830

Telephone
814 765-4000

FAX
814 765-8142

November 29, 2007

Atty. Joseph Colavecchi
211 East Market Street
Clearfield PA 16830

Atty. David R. Thompson
308 Walton St. Suite 4
Philipsburg, PA 16866

Mr. Kenneth J. Selvage
#DZ 4871
10745 Route 18
Albion, PA 16475-0002

Mr. Darryl L. Selvage
PO Box 107
Smithmill, PA 16680

Ms. Jeanne M. Selvage
PO Box 277
Ramey, PA 16671

Re: Selvage et al. vs Dobish et al. No 07-504-CD
File #1954

Dear Counsel and Litigants:

I have received a deposit from Attorney Colavecchi on behalf of his clients. I will not proceed with this matter until all deposits are received.

Sincerely,



Chris A. Pentz

CAP/cp



CHRIS A. PENTZ
Attorney at Law
207 East Market Street
PO Box 552
Clearfield, PA 16830

Telephone
814-765-4000

Fax
814-765-8142

October 8, 2008

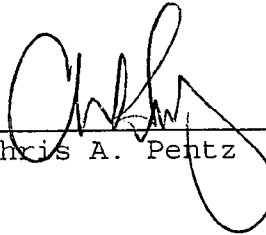
David R. Thompson, Esquire
PO Box 587
308 Walton Street, Suite 4
Philipsburg, PA 16866

Re: Selvage, et al v. Dobish, et al
07-54-CD

Dear Attorney Thompson:

My records indicate that you have not posted the required deposit on behalf of the clients. I would note that Attorney Colavecchi has previously posted his client's deposit on November 26, 2007. I am at a loss as to why there has been such an extended delay in the posting by your client. As I have previously stated, I have no intentions of proceeding until the deposit is in place.

Sincerely,


Chris A. Pentz

✓ CAP:srw
cc: Joseph Colavecchi, Esq.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

RULE

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE
and JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

FILED 3cc
8/2:50 PM
NOV 06 2008

Atty J. Colavecchi
William A. Shaw
Prothonotary/Clerk of Courts

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

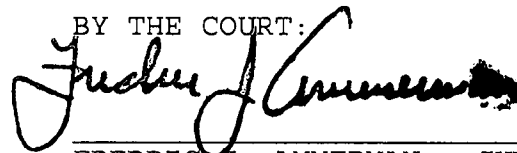
JOHN R. SELVAGE and JOANN :
K. BURNS, :
 Plaintiffs :
 : :
 vs. : No. 07 - 504 - CD :
 : :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 Defendants :

R U L E

AND NOW, this 6th day of November, 2008, upon
consideration of a Petition directed to the Court filed by
Plaintiff's, a Rule is hereby issued and directed to David
Thompson, Esquire, Attorney for Defendants, to show cause why the
court should not issue an Order directing Chris Pentz, Master in
Partition, to offer the property for sale, limited to Plaintiffs
and Defendants, based on a bidding between the parties, and why it
should not then be sold to the highest bidder.

This Rule is Returnable before the court on the 2ND day
of December, 2008, at 1:30 o'clock P.M.
at the Clearfield County Courthouse, Courtroom Number 1.

BY THE COURT:



FREDRIC J. AMMERMAN - JUDGE

FILED

NOV 06 2008

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 11/6/08

Δ You are responsible for serving all appropriate parties.
 The Prothonotary's office has provided service to the following parties:
 Plaintiff(s) Plaintiff(s) Attorney Other
 Defendant(s) Defendant(s) Attorney
 Special Instructions

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

JOHN R. SELVAGE and JOANN :
K. BURNS, :
Plaintiffs :
vs. : No. 07 - 504 - CD
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
Defendants :

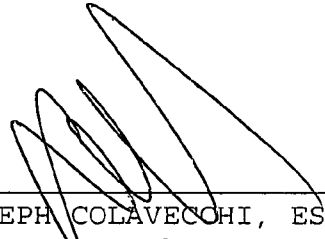
CERTIFICATE OF SERVICE

The undersigned hereby certifies that on November 7, 2008 a true and correct copy of a Petition Requesting Order directing Master to Sell Property to Highest Bidder and Rule in the above matter was served on the following by depositing said copy in the United States Mail, first class, postage prepaid, addressed as follows:

David R. Thompson, Esquire
308 Walton Street, Suite 4
P.O. Box 587
Philipsburg, PA 16866

Chris A. Pentz
Attorney at Law
P.O. Box 552
Clearfield, PA 16830

DATE: 11/7/08

BY: 
JOSEPH COLAVECCHI, ESQUIRE
221 East Market Street
P.O. Box 131
Clearfield, PA 16830
814/765-1566

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

FILED
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William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD, PENNSYLVANIA

CIVIL DIVISION

JOHN R. SELVAGE and JOANN K.
BURNS,

PLAINTIFFS

VS.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNE M. SELVAGE,

DEFENDANTS

No. 07-504-CD

TYPE OF CASE:
Civil Law

TYPE OF PLEADING:
Motion for Continuance

FILED ON BEHALF OF:
Defendants

COUNSEL OF RECORD FOR
THIS PARTY:
David R. Thompson, Esquire
Supreme Court I.D. No. 73053
Attorney at Law
P.O. Box 587
308 Walton Street, Suite 4
Philipsburg PA 16866
(814) 342-4100

FILED 302

NOV 19 2008

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

JOHN R. SELVAGE and JOANN K.
BURNS,

PLAINTIFFS

VS.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNE M. SELVAGE,

DEFENDANTS

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No. 07-504-CD

MOTION FOR CONTINUANCE

AND NOW comes the Defendants, Andrea L. Dobish, Kenneth J. Selvage, Darryl L. Selvage and Jeanne M. Selvage, by and through their attorney, David R. Thompson, Esquire who files the following Motion for Continuance:

1. The Plaintiffs are John R. Selvage and Joann K. Burns.
2. The Defendants are Andrea L. Dobish, Kenneth J. Selvage, Darryl L. Selvage and Jeanne M. Selvage.
3. On October 31, 2008, the Plaintiff's, by and through their attorney, Joseph Colavecchi, Esquire filed a Petition Requesting Order Directing Master To Sell Property to Highest Bidder with the Prothonotary of Clearfield County Courthouse, Clearfield, Pennsylvania.
4. On November 6, 2008, Judge Fredric J. Ammerman signed a Rule scheduling a

hearing for the 2nd day of December, 2008 at 1:30 p.m. in Courtroom Number 1 of the Clearfield County Courthouse.

5. On November 10, 2008, Defendant's counsel received a Rule scheduling a hearing for the 2nd day of December, 2008 at 1:30 p.m. in Courtroom Number 1 of the Clearfield County Courthouse.

6. Defendant's counsel is requesting a continuance of the hearing scheduled for the 2nd day of December at 1:30 p.m. as he is going to be out of town on that day and time.

WHEREFORE, Defendant's counsel respectfully requests this Honorable Court to grant a continuance of the hearing scheduled for the 2nd day of December, 2008.

Respectfully submitted,



David R. Thompson, Esquire



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JOHN R. SELVAGE and JOANN K.
BURNS,

PLAINTIFFS

VS.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNE M. SELVAGE,

DEFENDANT

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No. 07-504-CD

ORDER

It is ORDERED AND DECREED that this Rule Returnable is hereby rescheduled from
December 2, 2008 at 1:30 p.m. until the 17th day of December, 2008 at
9:30 a.m. p.m. in Courtroom No. 1 of the Clearfield County Courthouse,
Clearfield, Pennsylvania.

Date: Nov 19, 2008

Frederick J. Cunningham
J.

FILED 300
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NOV 20 2008
Atty Thompson

William A. Shaw
Prothonotary/Clerk of Courts

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

JOHN R. SELVAGE and
JOANN K. BURNS,
Plaintiffs,

v.

ANDREA L. DOBISH,
KENNETH J. SELVAGE,
DARRYL L. SELVAGE and
JEANNE M. SELVAGE,
Defendants.

No. 07-504-CD

Type of Case: Civil

Type of Pleading:
Answers to Petition
Requesting Order Directing
Master to Sell Property
to Highest Bidder

Filed on Behalf of:
Chris A. Pentz,
Master in Partition

Counsel of Record
for this Party:

CHRIS A. PENTZ, ESQUIRE
Supreme Court ID No.: 39232
207 East Market Street
PO Box 552
Clearfield, PA 16830
814-765-4000

Date: 11-26-08

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Atty Pentz
William A. Shaw
Prothonotary/Clerk of Courts

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

JOHN R. SELVAGE and
JOANN K. BURNS,
Plaintiffs,

v.

ANDREA L. DOBISH,
KENNETH J. SELVAGE,
DARRYL L. SELVAGE and
JEANNE M. SELVAGE,
Defendants.

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No. 07-504-CD

ANSWER TO PETITION REQUESTING ORDER DIRECTING
MASTER TO SELL PROPERTY TO HIGHEST BIDDER

1. Paragraph 1 is admitted.
2. Paragraph 2 is admitted.
3. Paragraph 3 is admitted.
4. Paragraph 4 is admitted.
5. Paragraph 5 is admitted.
6. Paragraph 6 is admitted.
7. Paragraph 7 is admitted.
8. No response required.
9. No response required.

WHEREFORE, the Master in Partition, Chris A. Pentz,
does not oppose such Order as the Court deems appropriate.

Respectfully submitted,

Date:

11-26-08



Chris A. Pentz
Master in Partition

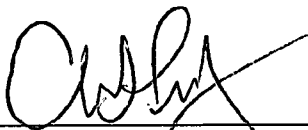
VERIFICATION

I, Chris A. Pentz, have read the foregoing Answer to Petition Requesting Order Directing Master to Sell Property to Highest Bidder. The statements therein are correct to the best of my personal knowledge or information and belief.

This statement and verification is made subject to penalties of 18 Pa. C.S. §4904 relating to unsworn falsifications to authorities, which provides that if I knowingly make false averments, I may be subject to criminal penalties.

I am authorized to make this verification because of my position as Master in Partition.

Date: 11-26-08


Chris A. Pentz
207 East Market Street
PO Box 552
Clearfield, PA 16830
814-765-4000
ID#: 39232

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

JOHN R. SELVAGE and
JOANN K. BURNS,
Plaintiffs,

v.

ANDREA L. DOBISH,
KENNETH J. SELVAGE,
DARRYL L. SELVAGE and
JEANNE M. SELVAGE,
Defendants.

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No. 07-504-CD

CERTIFICATE OF SERVICE


I, Chris A. Pentz, Esquire, do hereby certify that a true and correct copy of Answer to Petition Requesting Order Directing Master to Sell Property to Highest Bidder filed in the above-captioned action was served on the following person and in the following manner on the 26 day of Nov, 2008.

HAND DELIVERED

Joseph Colavecchi, Esquire
Colavecchi & Colavecchi
221 East Market Street
Clearfield, PA 16830

FIRST-CLASS MAIL, POSTAGE PREPAID

David R. Thompson, Esquire
PO Box 587
308 Walton Street, Suite 4
Philipsburg, PA 16866


Chris A. Pentz
Master in Partition

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JOHN R. SELVAGE AND }

JOANN K. BURNS }

VS }

ANDREA L. DOBISH, KENNETH J. }

SELVAGE, DARRYL L. SELVAGE }

AND JEANNIE M. SELVAGE }

NO. 07-504-CD

FILED

DEC 19 2008

William A. Shaw
Prothonotary/Clerk of Courts

SENT TO COLAVECCHI
D. Thompson
C. Pentz

ORDER

NOW, this 17th day of December, 2008, following argument on Petition Requesting Order Directing Master to Sell Property, and in consideration of the circumstances, it is the ORDER of this Court as follows:

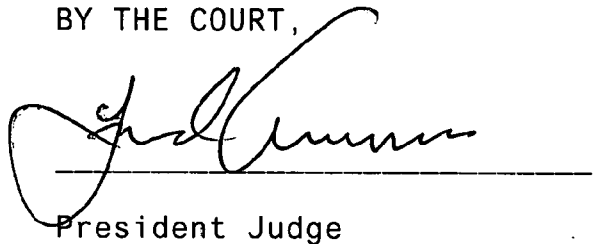
1. Chris A. Pentz, Esquire, is hereby released from any further duties or responsibilities as master in partition, as the Defendants are financially unable to post the master's fee. Attorney Pentz shall prepare his final bill for services and submit the same to the Court and to counsel for the Plaintiffs and the Defendants.

2. Attorney Pentz shall deduct one-half of his final fee from the amounts previously deposited with him by the Plaintiffs. Any remaining amount deposited by the Plaintiffs shall be returned to the Plaintiffs through counsel Joseph Colavecchi, Esquire.

3. The Court will ensure that the remainder of Attorney Pentz' fee is paid by the Defendants through sale moneys at time of closing.

4. The parties, through counsel, are in agreement that a further appraisal of the property needs to be completed. Counsel for the Plaintiff, Joseph Colavecchi, Esquire, shall forthwith obtain a further independent appraisal of the property. Upon receipt of the appraisal, copy of the same shall be provided to David Thompson, Esquire, counsel for the Defendants. Counsel shall thereafter file such documents as they deem to be necessary in order to bring the matter before the Court for further disposition.

BY THE COURT,

A handwritten signature in dark ink, appearing to read "John J. ...", is written over a horizontal line. The signature is fluid and cursive.

President Judge

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,

Defendants

CIVIL DIVISION

No. 07 - 504 - CD

PRAECIPE TO FILE APPRAISAL OF
RECORD AS PER ORDER OF COURT
DATED DECEMBER 17, 2008

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE
and JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

9 FILED No CC
0/3:30pm
MAR - 6 2008
William A. Shaw
Prothonotary/Clerk of Courts

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

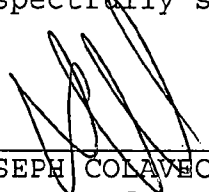
JOHN R. SELVAGE and JOANN :
K. BURNS, :
 Plaintiffs :
 : :
 vs. : No. 07 - 504 - CD
 : :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
 Defendants :

PRAECIPE TO FILE APPRAISAL OF RECORD
AS PER ORDER OF COURT DATED DECEMBER 17, 2008

TO: WILLIAM SHAW, PROTHONOTARY

Please file the enclosed appraisal of record to the above-captioned case which is being entered in accordance with Order of Court dated December 17, 2008 directing that an independent appraisal be obtained of the property which is the subject of this Action in Partition, said appraisal being from Provost Real Estate Appraisers dated December 31, 2008 setting the appraised value of the Selvage property.

Respectfully submitted:



JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiffs
221 East Market Street
Clearfield, PA 16820

PROVOST REAL ESTATE APPRAISERS

File No. selvage

***** INVOICE *****

File Number: selvage

December 31, 2008

Joseph Colavecchi, Attorney At Law
221 E. Market Street
Clearfield, PA 16830

Borrower : NA

Invoice # :
Order Date :
Reference/Case # :
PO Number :

John & Louise Selvage Estate

Corner Chestnut and Spruce Streets
Smithmill, PA 16880

Appraisal fee:	\$	200.00
	\$	-----
Invoice Total	\$	200.00
State Sales Tax @	\$	0.00
Deposit	(\$)
Deposit	(\$	-----)
Amount Due	\$	200.00

Terms: 1.5% interest due on any balance after 30 days.

Please Make Check Payable To:

PROVOST REAL ESTATE APPRAISERS
302 E. Pine Street
Clearfield, PA 16830

Fed. I.D. #:

PROVOST REAL ESTATE APPRAISERS

File No. selvage

December 31, 2008

Joseph Colavecchi, Attorney At Law
221 E. Market Street
Clearfield, PA 16830

File Number: selvage

To Whom It May Concern:

In accordance with your request, I have appraised the real property at:

Corner Chestnut and Spruce Streets
Smithmill, PA 16680

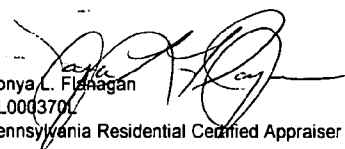
The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant.
The property rights appraised are the fee simple interest in the site.

In my opinion, the market value of the property as of December 30, 2008 is:

\$8,000
Eight Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully submitted,


Sonya L. Flanagan
RL0003700
Pennsylvania Residential Certified Appraiser

SLF/mmp

Summary Appraisal
LAND APPRAISAL REPORT

File No. selvage

Property Address Corner Chestnut and Spruce Streets		Census Tract 3317																																																																		
City Smithmill County Clearfield State PA Zip Code 16680		LENDER DISCRETIONARY USE																																																																		
Legal Description Instrument #200716314 Deed Book 545 Page 120		Sale Price \$																																																																		
Owner/Occupant Darryl L. Selvage Et Al Map Reference K16-508-19		Date																																																																		
Sale Price \$ NA Date of Sale NA		Mortgage Amount \$																																																																		
Loan charges/concessions to be paid by seller \$ NA		Mortgage Type																																																																		
R.E. Taxes \$ 232.90 Tax Year 2008 HOA \$/Mo. NA		Discount Points and Other Concessions																																																																		
Lender/Client Joseph Colavecchi, Attorney At Law		Paid by Seller \$																																																																		
221 E. Market Street, Clearfield, PA 16830		Source																																																																		
LOCATION <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% GROWTH RATE <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow PROPERTY VALUES <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining DEMAND/SUPPLY <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply MARKETING TIME <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		NEIGHBORHOOD ANALYSIS <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th></th> <th>Good</th> <th>Avg</th> <th>Fair</th> <th>Poor</th> </tr> <tr><td>Employment Stability</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Convenience to Employment</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Convenience to Shopping</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Convenience to Schools</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Adequacy of Public Transportation</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Recreation Facilities</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Adequacy of Facilities</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Property Compatibility</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Protection from Detrimental Cond.</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Police & Fire Protection</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>General Appearance of Properties</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Appeal to Market</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>			Good	Avg	Fair	Poor	Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police & Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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PREDOMINANT SINGLE FAMILY HOUSING <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>PRICE</th> <th>AGE</th> </tr> <tr> <td>\$ (000)</td> <td>(yrs)</td> </tr> <tr> <td>20 Low 40</td> <td></td> </tr> <tr> <td>100+ High 100+</td> <td></td> </tr> <tr> <td>Predominant</td> <td></td> </tr> <tr> <td>55 - 75+</td> <td></td> </tr> </table>		PRICE	AGE	\$ (000)	(yrs)	20 Low 40		100+ High 100+		Predominant		55 - 75+																																																								
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PRESENT LAND USE % Single Family 65% 2-4 Family 5% Multi-Family 5% Commercial 5% Industrial 5% Vacant 25%		LAND USE CHANGE Not Likely <input checked="" type="checkbox"/> Likely <input type="checkbox"/> In process <input type="checkbox"/> To: _____																																																																		
OCUPANCY Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (over 5%) <input type="checkbox"/>																																																																				

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors.

COMMENTS: See Attached Addendum.

Dimensions 60 X 200 - Per Assessment Records Site Area 12000 Sq.Ft. Corner Lot Yes Zoning Classification No zoning Zoning Compliance No zoning HIGHEST & BEST USE: Present Use X Other Use _____		Topography Size Level Shape Typical for Area Drainage Rectangular View Appears Adequate Landscaping Typical Driveway Snow covered Apparent Easements Typical utility FEMA Flood Hazard Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> FEMA Map/Zone _____	
UTILITIES Electricity <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Water <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/>	SITE IMPROVEMENTS Street Asphalt Curb/Gutter NA Sidewalk NA Street Lights NA Alley NA	Public <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Private <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): See Attached Addendum.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Corner Chestnut Smithmill	Map #130-M14-401-28 Woodward Township	Map #130-M14-410-Portion of 41 Woodward Township	Map #130-M14-410-Portion of 41 Woodward Township
Proximity to Subject		5.6 MI NE	5.6 MI NE	5.6 MI NE
Sales Price	\$ NA	\$ 2,000	\$ 10,000	\$ 13,000
Price/ Sq. Ft.	\$ 0	\$ 13.0	\$ 32.0	\$ 38.0
Data Source		Public Records	Public Records/MLS	Public Records/MLS
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing				
Concessions		Conventional 0	Conventional 0	Conventional 0
Date of Sale/Time		10-07 0	5-07 0	5-07 0
Location	Suburban	Suburban 0	Suburban 0	Suburban 0
Site/View	60 X 200/Avg	100 X 150/Avg -390	206.5 X 149.5/Av -6,039	34412 Sq. Ft/Avg -8,517
	Garage	None 4,000	None 4,000	None 4,000
Net Adj. (total)		[X] + [] - \$ 3,610	[] + [X] - \$ 2,039	[] + [X] - \$ 4,517
Indicated Value of Subject		Gross: 219.5 Net: 180.5 \$ 5,610	Gross: 100.4 Net: -20.4 \$ 7,961	Gross: 96.3 Net: -34.7 \$ 8,483

Comments of Sales Comparison: See Attached Addendum.

Comments and Conditions of Appraisal: See attached addendum. APPRAISAL IS ONLY CONSIDERING THE GARAGE AND LOT. THE DOUBLEWIDE MANUFACTURED HOME ON SITE IS NOT INCLUDED IN THE APPRAISAL AS IT IS ASSESSED SEPARATELY.
 Final Reconciliation: The sales comparison approach gives the better indication of value for vacant land.

RECONCILIATION I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF December 30, 2008 to be \$ 8,000 I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.	
Appraiser(s) Sonya L. Flanagan	Review Appraiser (if applicable) <input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property

Summary Appraisal
LAND APPRAISAL REPORT

File No. selvage

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	Corner Chestnut Smithmill	Map #118-M15-531-9 & 9.1 Gulich Township		Map #118-L15-618-21 Gulich Township		Map #110-T8-601-12 Cooper Township	
Proximity to Subject		3.6 MI ENE		2.6 MI ENE		23.5 MI NE	
Sales Price	\$ NA	\$ 7,500		\$ 4,800		\$ 5,000	
Price/ Sq. Ft.	\$ 0	\$.19 0		\$.18 0		\$.42 0	
Data Source		Public Records/MLS		Public Records		Public Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sales or Financing Concessions		Conventional	0	Conventional	0	Conventional	0
Date of Sale/Time		10-08	0	5-08	0	12-07	0
Location	Suburban	Suburban	0	Suburban	0	Suburban	0
Site/View	60 X 200/Avg	200 X 200/Avg	-5,320	239.5 X 109/Avg	-2,539	11979 Sq. Ft./Avg	0
	Garage	None	4,000	None	4,000	None	4,000
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	1,320	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	1,461	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	4,000
Indicated Value of Subject		Gross: 124.3 Net: -17.6 \$	6,180	Gross: 136.2 Net: 30.4 \$	6,261	Gross: 80.0 Net: 80.0 \$	9,000

THE APPRAISAL IS BEING COMPLETED ON THE LOT AND THE GARAGE ONLY. THE DOUBLEWIDE MANUFACTURED HOME IS NOT PART OF THE APPRAISAL AS IT IS ASSESSED SEPARATELY.

INTERIOR ACCESS TO GARAGE WAS NOT OBTAINED BY THE APPRAISER. ONLY EXTERIOR INSPECTION AND INFORMATION PROVIDED PREVIOUSLY BY JOHN SELVAGE. GARAGE IS A FRAME GARAGE WITH GRAVEL FLOOR. GARAGE DOOR WAS OPEN AT TIME OF INSPECTION AND APPRAISER VIEWED FROM THE PUBLIC STREET.

ADDITIONAL COMMENTS

ADDENDUM

Borrower: NA		File No.: salvage
Property Address: Corner Chestnut and Spruce Streets		Case No.:
City: Smithmill	State: PA	Zip: 16680
Lender: Joseph Colavecchi, Attorney At Law		

EXPOSURE TIME:

Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

MARKETING TIME:

Marketing time is defined as the amount of time the subject property would take to sell after the effective date of the appraisal.

Highest and best use of the subject property is its current use.

Property interest being appraised is fee simple.

There have been no prior sales of the comparable sales within the past 12 months unless otherwise noted in the appraisal report. The subject property had a in family 1/6 transfer from Andrea Mater Dobish to Darryl L. Salvage in September 21, 2007 for \$1.00.

This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analysis is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

This appraisal report is intended to be used for mortgage purposes by the client as stated on the attached land form. Use of this report by others is not intended by the appraiser. This report is not intended for use other than that identified in the Definitions and Guidelines. The appraiser assumes no responsibility of liability for unauthorized use of this report.

Standard Rule 1-2(a) and 1-2(b) of the Uniform Standards of Professional Appraisal Practice.

The cost approach and income approach are not deemed relevant or applicable to the property being appraised; therefore they have not been developed.

CONDITIONS OF APPRAISAL/ADDITIONAL LIMITING CONDITIONS

Information supplied by others, including public records, is deemed reliable.

This appraisal is prepared for the sole and exclusive use of Joseph Colavecchi, Attorney At-Law to assist with site valuation for a possible marketing decision. It is not to be relied upon by any third parties for any purpose whatsoever. No other intended users or uses are intended or identified.

This appraisal report is prepared for the sole and exclusive use of the appraiser's client Joseph Colavecchi, Attorney At-Law. No third parties are authorized to rely upon this report without the express written consent of the appraiser. No other intended users or uses are intended or identified.

The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. This report should not be relied upon to disclose any conditions present in the subject property. The appraiser performs an inspection of visible and accessible areas only. The appraiser is not required to disturb or move anything that obstructs access or visibility. The appraiser has had no formal investigative training relative to environmental problems caused by the presence of lead-based paint, asbestos, radon gas, toxic waste, landfills, air-borne pollutants, mold or other environmental concerns. The appraisal report does not guarantee that the property is free of defects or environmental problems. A professional home and/or environmental inspection is recommended.

CERTIFICATION ADDENDUM:

I certify that to the best of my knowledge and belief:

- the statements of fact contained in the report are true and correct.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

ADDENDUM

Borrower: NA		File No.: selvage
Property Address: Corner Chestnut and Spruce Streets		Case No.:
City: Smithmill	State: PA	Zip: 16680
Lender: Joseph Colavecchi, Attorney At Law		

- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report from the public street.

SCOPE OF WORK.

Information was gathered on the subject by way of courthouse information, zoning, etc. and an inspection of the vacant land by myself and my assistant Michelle Passmore. Photos taken and neighborhood characteristics observed.

Highest and best use was analyzed as were any physical or economic factors that may impact the subject property.

Market data was gathered and verified for comparable land sales. Public records, appraisers files and the mls were all searched for market data information.

The data gathered was analyzed, selected and applied and a reconciliation was made considering the approaches applicable to the subject property. In this case sales comparison approach was the only approach deemed applicable. The cost approach and income approach are deemed to not be relevant or applicable for this property appraisal.

The property was viewed from the public street and garage door was open to see inside. Doublewide manufactured home on site is not included in the appraisal, per the request of the client as it is assessed separately.

Appraiser is making the extraordinary assumption that there are no environmental issues with the site. The appraiser is not a structural engineer or inspector nor an environmental expert or inspector. The appraiser provides an opinion of value.

Michelle Passmore, provided assistance in the preparation of this appraisal report.

Neighborhood Comments

The subject property is located in Gulch Township in the Smithmill/Janesville area. It is located in a neighborhood comprised of a typical mix of home styles and some small commercial properties. Proximity to employment and amenities is typical of other suburban neighborhoods with major amenities being located in the Philipsburg, Clearfield, Tyrone and Altoona areas. The overall economy has remained stable even as market activity appears to be slowing. There are signs that land value in the subject's area has seen a slight decline. Sales and financing concessions are not prevalent in the area; however, seller assists are becoming more popular. Based on current market data, marketing time is 3-6 months with a reasonable exposure time of 30-90 days.

Site Comments

Site is typical of others in the area. Site dimensions are per the assessment records as the deed does not offer any dimensions. (New deed for 1/6 interest does offer dimensions of 60 x 200) If a survey were to be performed and the site dimensions were found to be different than what is stated by the Clearfield County Assessment Office, this could have an impact on site value. There is also a 28 X 32 garage/workshop on the site.

There is a doublewide manufactured home on site that is noted but is not being considered in the appraisal as it is assessed separately in the name of David and Andrea Dobish.

Comments on Sales Comparison**ADDITIONAL LAND SALES:**

Map #103-K15-498-15 & 16 & 17 sold for \$17,000 in January 2007 adjusts to \$7,873

Map #5-H17-420-39 sold for \$2,000 in May 2007 adjusts to \$5,610

Map #5-H17-420-40 sold for \$3,600 in May 2007 adjusts to \$5,920

There are limited sales available in the subject's neighborhood or township, thus the search for comparable sales had to be expanded in time and distance. Sales are located in similar locations and comparable townships/boroughs offering similar amenities and market areas. Sales indicate a slight range of value with a market value of \$8,000 being supported by the adjusted sales prices of the comparables. Due to the lack of recent similar sales in the subject's community and surrounding area, there is limited market data available; therefore time, distance and adjustments may exceed FNMA guidelines. Sales used are deemed the best that are currently available. There were no similar sales available offering lots with a residential garage. Garage adjustment is based on market extracted adjustment for residential garages.

ADDENDUM

Borrower: NA		File No.: selvage
Property Address: Corner Chestnut and Spruce Streets		Case No.:
City: Smithmill	State: PA	Zip: 16680
Lender: Joseph Colavecchi, Attorney At Law		

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.


APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Corner Chestnut and Spruce Streets, Smithmill, PA, 16680

APPRAISER:

Signature: 
 Name: Sonya L. Flanagan
 Date Signed: December 31, 2008
 State Certification #: RL-000370-L
 or State License #: _____
 State: Pennsylvania
 Expiration Date of Certification or License: 6-30-09

SUPERVISORY APPRAISER (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

RL000370L

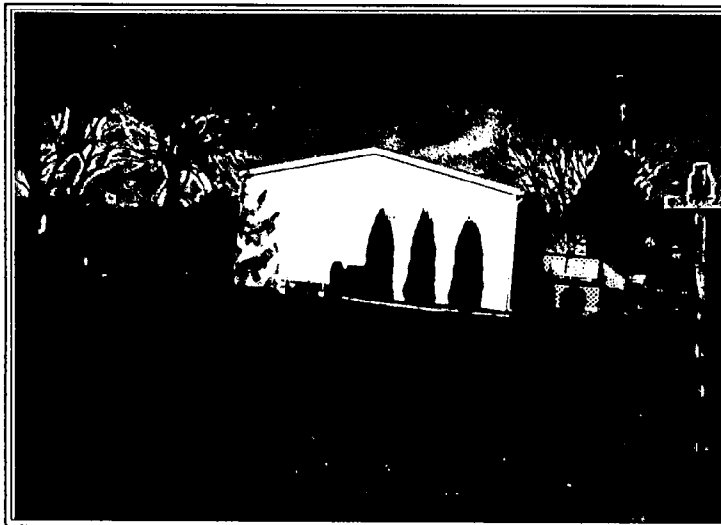
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: NA	File No.: selvage
Property Address: Corner Chestnut and Spruce Streets	Case No.:
City: Smithmill	State: PA Zip: 16680
Lender: Joseph Colavecchi, Attorney At Law	

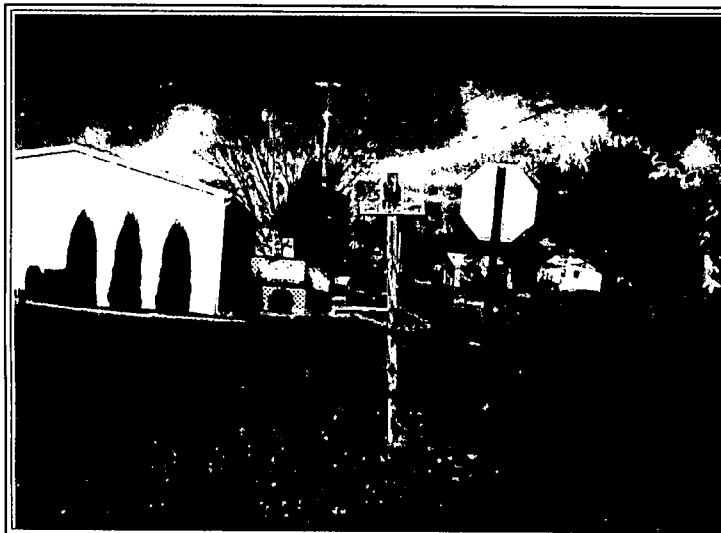


**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: December 30, 2008
Appraised Value: \$ 8,000

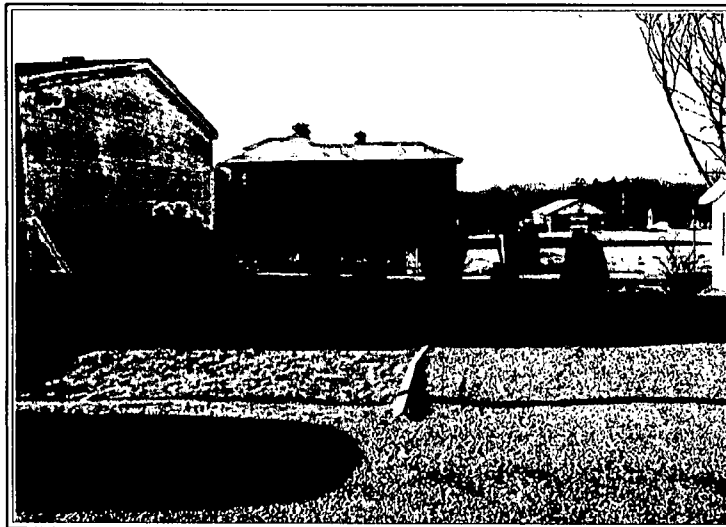


**REAR VIEW OF
SUBJECT PROPERTY**

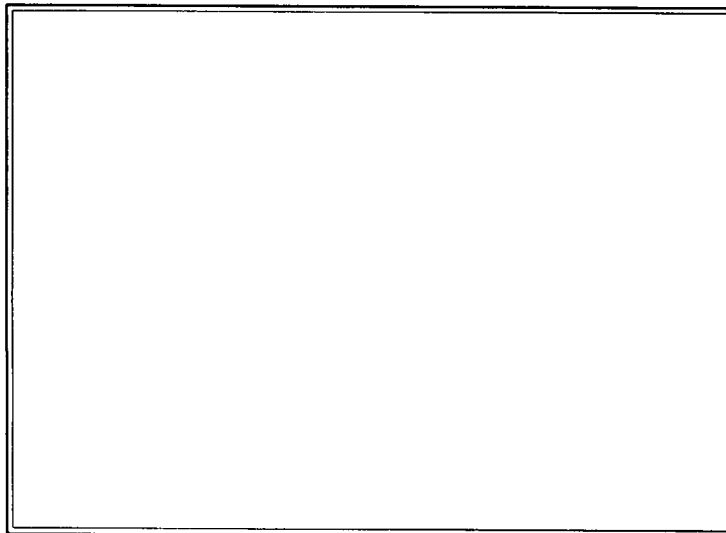
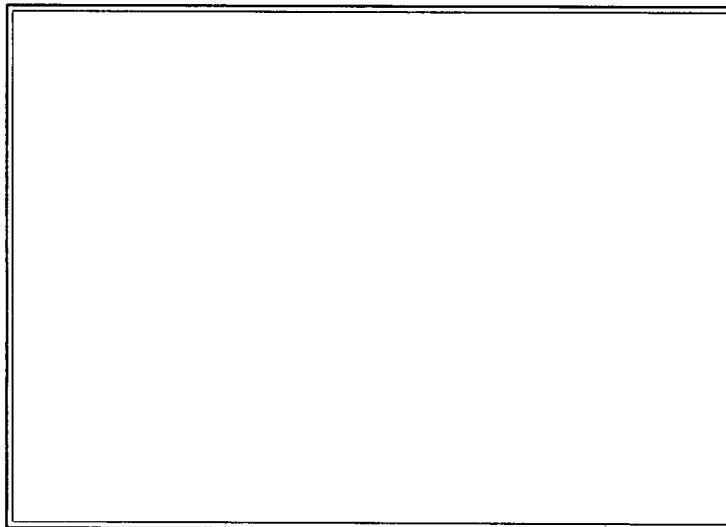


STREET SCENE

Borrower: NA	File No.: selvage
Property Address: Corner Chestnut and Spruce Streets	Case No.:
City: Smithmill	State: PA Zip: 16680
Lender: Joseph Colavecchi, Attorney At Law	

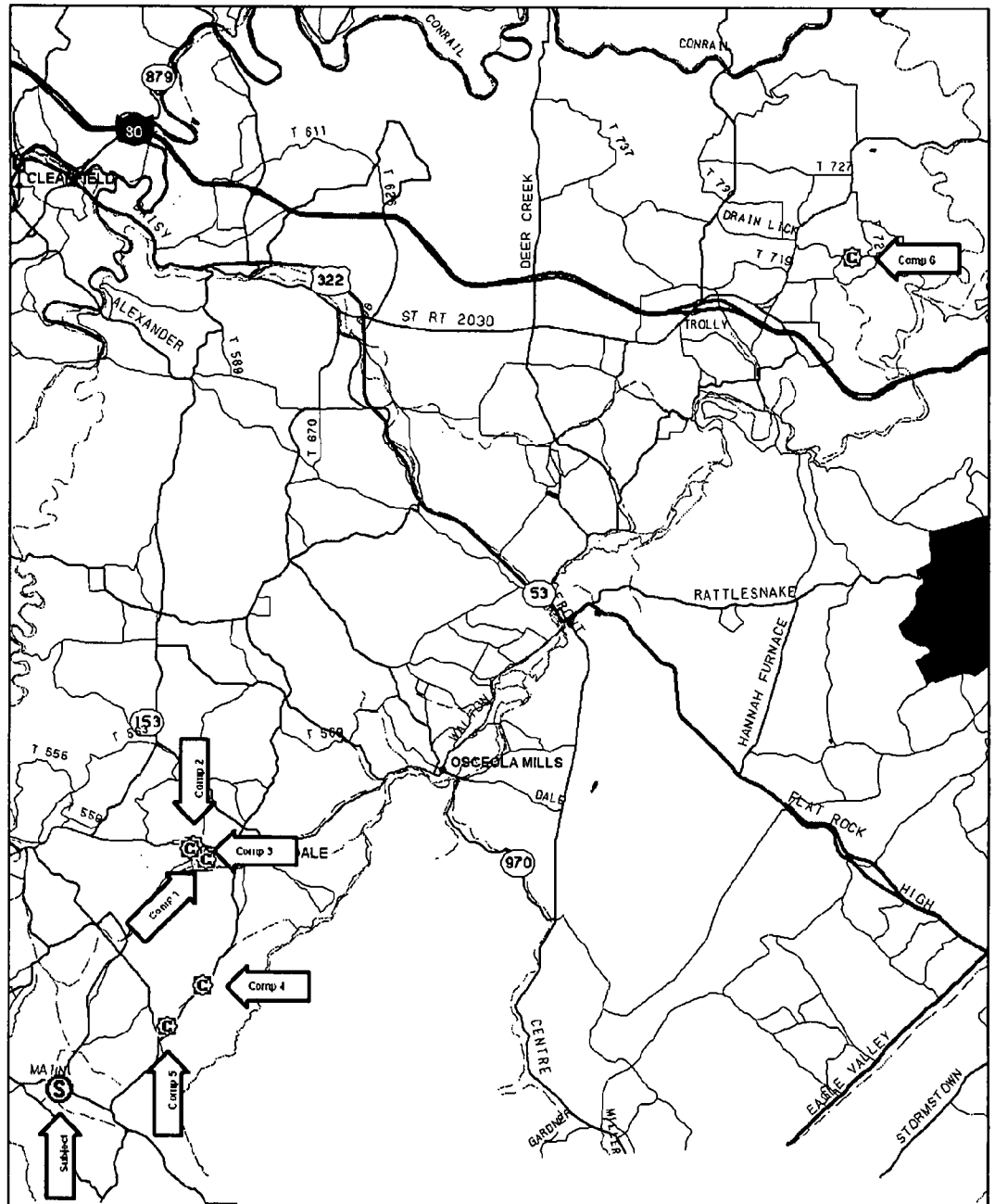


Additional view of site



LOCATION MAP

Borrower: NA	File No.: selvage
Property Address: Corner Chestnut and Spruce Streets	Case No.:
City: Smithmill	State: PA Zip: 16680
Lender: Joseph Colavecchi, Attorney At Law	



MAP(C)1984-2003 TELE ATLAS NA, INC

Prepared by: PROVOST REAL ESTATE APPRAISERS 814-765-5252

ID	Address	Date	Price	RM	BR	Bath	SqFt	Proximity
S	Chestnut & Spruce NA		NA					0.00 MI S
1	IDA ST	10-07	2000					5.6 MI NE
2	W HANNAH ST	5-07	10000					5.6 MI NE
3	5th Street	5-07	13000					5.6 MI NE
4	Power Lane (Off F110-08		7500					3.6 MI ENE
5	KITTINGING ST	5-08	4800					2.6 MI ENE

MAIL TO:
LAW OFFICES OF
DAVID R. THOMPSON
P. O. Box 587
Philipsburg, PA 16866

THIS DEED

MADE the 21st day of September, in the year two thousand seven (2007).

BETWEEN ANDREA L. MATIER N/K/A ANDREA L. DOBISH, an individual, currently
of Beccaria, Pennsylvania, GRANTOR and Party of the First Part,

A

N

D

DARRYL L. SELVAGE, an individual, currently of PO Box 263, Ramer, Pennsylvania,
16671, GRANTEE and Party of the Second Part.

WITNESSETH: That for and in consideration of the sum of ONE AND NO/100
(\$1.00) DOLLAR, in hand paid, the receipt whereof is hereby acknowledged, the said
GRANTOR does hereby release and QUIT CLAIM to the said GRANTEE, his heirs and
assigns,

ALL that 1/6th interest in all that parcel of land situate in the Village of
Janesville, (Smithmill), Gulich Township, Clearfield County, Pennsylvania, described as
Lot Number 50 on the Janesville Plan of Lots, having Clearfield County Assessment Map
Number 118-K16-508-19, bounded and described as follows:

BEGINNING at a point on corner of Spruce and Chestnut Street; thence along
Spruce Street, sixty (60) feet to Lot No. 49; thence along Lot No. 49 two hundred (200)
feet to an alley; thence along said alley, sixty (60) feet to Chestnut Street; thence along
Chestnut Street, two hundred (200) feet to the place of beginning.

ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS, That We, ALBERT GENESI and ANN GENESI, his wife, of the Village of Smithmill, Township of Gulich, County of Clearfield, and State of Pennsylvania, Grantees in the annexed deed, for and in consideration of the sum of Six Hundred and 00/100 (\$600.00) Dollars to us in hand paid by JOHN SELVAGE and LOUISE SELVAGE, his wife, and both of the Village of Smithmill, Township of Gulich, County of Clearfield and State of Pennsylvania, at and before the ensealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained sold, assigned and set over unto the said JOHN SELVAGE and LOUISE SELVAGE, his wife, as tenants by the entireties, their heirs, administrators and assigns, ALL that certain tenement and tract of land situate in the Township of Gulich, County of Clearfield, and State of Pennsylvania, described in said Deed dated September 15, 1966 from Louise Mahaffey, Treasurer of Clearfield County, Pennsylvania to the said Albert Genesi and described and listed as "H & L", purporting to be owned and assessed in the name of Bessie Salvage Heirs, together with all and singular the rights, hereditaments and appurtenances whatsoever thereunto belonging; or in any wise appertaining, and the reversions and remainders, issues and profits thereof.

TO HAVE AND TO HOLD the hereditaments, tenements or tract of land described as "H & L" in the annexed Deed hereby granted, bargained, sold and assigned or mentioned or intended so to be, with the appurtenances unto the said JOHN SELVAGE and LOUISE SELVAGE, his wife, their heirs, executors, administrators and assigns to and for their only proper use and behoof forever.

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


JOHN R. SELVAGE and JOANN :
K. BURNS, :
Plaintiffs :
vs. : No. 07 - ⁵⁰⁴~~5504~~ - CD
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
Defendants :

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on March 6, 2009 a true and correct copy of a Praeipue to File Appraisal of Record as Per Order of Court dated December 17, 2009 in the above matter was served on the following by depositing said copy in the United States Mail, first class, postage prepaid, addressed as follows:

David R. Thompson, Esquire
308 Walton Street, Suite 4
P.O. Box 587
Philipsburg, PA 16866

DATE: 3/6/09

BY: 
JOSEPH COLAVECCHI, ESQUIRE
221 East Market Street
P.O. Box 131
Clearfield, PA 16830
814/765-1566

LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

FILED No. 00.
0/3.30_{LM}
MAR - 6 2009
William A. Shaw
Prothonotary/Clerk of Courts

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

JOHN R. SELVAGE and
JOANN K. BURNS,
Plaintiffs,

v.

ANDREA L. DOBISH,
KENNETH J. SELVAGE,
DARRYL L. SELVAGE and
JEANNE M. SELVAGE,
Defendants.

No. 07-504-CD

Type of Case: Civil

Type of Pleading:

Petition for Master's Fees

Filed on Behalf of:
Chris A. Pentz,
Master in Partition

Counsel of Record
for this Party:

CHRIS A. PENTZ, ESQUIRE
Supreme Court ID No.: 39232
207 East Market Street
PO Box 552
Clearfield, PA 16830
814-765-4000

Date: _____

FILED NO
018:574 CC
MAR 26 2009 (CW)

William A. Shaw
Prothonotary/Clerk of Courts

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

JOHN R. SELVAGE and	*	
JOANN K. BURNS,	*	
Plaintiffs,	*	
	*	
v.	*	No. 07-504-CD
	*	
ANDREA L. DOBISH,	*	
KENNETH J. SELVAGE,	*	
DARRYL L. SELVAGE and	*	
JEANNE M. SELVAGE,	*	
Defendants.	*	

PETITION FOR MASTER'S FEES

1. Petitioner is Chris A. Pentz, Attorney at Law.
2. The Petitioner was appointed as the Master in Partition by Order of Court dated October 31, 2007.
3. A list of services rendered is attached and marked Exhibit "A".
4. By Order of Court dated December 17, 2008, the Petitioner was released from further duties as the Master and directed to submit a final bill for services to the Court.
5. Petitioner seeks compensation at a rate of \$50.00 per hour for 5.0 hours of service totaling \$250.00.

WHEREFORE, Petitioner respectfully requests your Honorable Court to enter an order directing payment of

Petitioner's Master's Fees equally by the parties in the total amount of \$250.00.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Chris A. Pentz", written over a horizontal line.

Chris A. Pentz,
Master in Partition

Itemized List:

Review Pleadings & Legal Research	1.00 hour
12/29/2007 Preliminary Conference	1.00 hour
11/26/2008 Answer to Petition	.5 hour
Petition to Approve Fee	.75 hour
7 Letters	1.75 hours
TOTAL	5.0 hours

(2)

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

JOHN R. SELVAGE and
JOANN K. BURNS,
Plaintiffs,

v.

ANDREA L. DOBISH,
KENNETH J. SELVAGE,
DARRYL L. SELVAGE and
JEANNE M. SELVAGE,
Defendants.

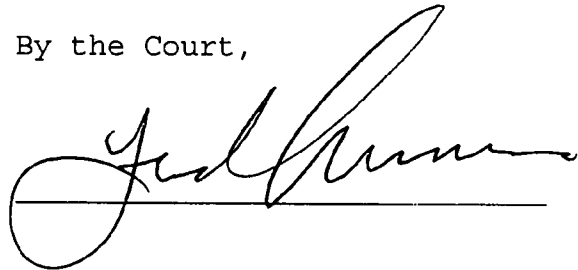
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No. 07-504-CD

ORDER FOR MASTER'S FEES

NOW, this 25 day of March, 2009, upon consideration of the Petition of Chris A. Pentz, as former Master in Partition, it is hereby ORDERED and DECREED that the Petition is granted and the Master's Fees are awarded in the amount of \$250.00 to be paid one-half by Plaintiffs and one-half by Defendants.

By the Court,



FILED
018:58/01
MAR 26 2009

William A. Shaw
Prothonotary/Clerk of Courts

(10)

FILED

MAR 26 2009

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 3/26/09

☒ You are responsible for serving all appropriate parties.
____ The Prothonotary's office has provided service to the following parties:
____ Plaintiff(s) ____ Plaintiff(s) Attorney ____ Clerk
____ Defendant(s) ____ Defendant(s) Attorney
____ Special Instructions:

N THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JOHN R. SELVAGE and JOANN K.
BURNS,
Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNIE M. SELVAGE,
Defendants

CIVIL DIVISION

No. 07 - 504 - CD

**PETITION FOR FINAL
DISPOSITION and ORDER**

Filed on Behalf of:

Plaintiffs, JOHN R. SELVAGE
and JOANN K. BURNS

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

FILED *2CC AH4*
9/11/13 *J. Colavecchi*
JUL 30 2009

610
William A. Shaw
Prothonotary/Clerk of Courts

JOHN R. SELVAGE and JOANN :
K. BURNS, :
Plaintiffs :
 :
vs. : No. 07 - 504 - CD
 :
ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE and :
JEANNE M. SELVAGE, :
Defendants :

Joseph Colavecchi, Esquire, Attorney for John L. Selvage and Joann K. Burns, files this Petition with the Court and respectfully avers as follows:

1. The above case was originally an action In Partition to bring about the sale of the real estate to the person or persons willing to pay the highest price.

2. There have been various documents filed in this case which are reflected in the docket entries attached hereto marked Exhibit "A".

3. The most relevant and recent Order from the Court is dated December 17, 2008 directing that Chris Pentz, Esquire, is released as Master in this Partition action. Chris Pentz, Esquire, has

since filed a final statement for services and made an accounting of funds in his possession.


4. A recent appraisal of the property was prepared by Richard A. Provost and it was filed with the court on or about March 6, 2009.

5. Plaintiffs have incurred the following expenses:

a. Kim Eboch Bray Title Abstract	\$ 150.00
b. William Shaw, Prothonotary Complaint in Partition	85.00
c. William Shaw, Prothonotary Reinstatement of Complaint	7.00
d. William Shaw, Prothonotary Reinstatement of Complaint	7.00
e. Clearfield County Sheriff Cumberland County Sheriff Erie County Sheriff Service of Complaint	287.52
f. Chris Pentz, Master's Fee	125.00
g. Provost Real Estate Appraisers	200.00
Total:	<hr/> \$861.52

7. The case is now in a position for final disposition and a final Order issued by the Court after hearing. Plaintiffs hereby ask that the Court issue a Rule to show cause why the Court should not schedule a final hearing with notice to the parties.

Respectfully submitted:



JOSEPH COLAVECCHI, ESQUIRE
Attorney for Plaintiffs
221 East Market Street
Clearfield, PA 16830

Date: 7/14/2009

Clearfield County Court of Common Pleas

User: LMILLER

Time: 11:58 AM

ROA Report

Page 1 of 3

Case: 2007-00504-CD

Current Judge: Fredric Joseph Ammerman

John R. Selvage, et alvs.Andrea L. Dobish, et al

Civil Other-COUNT

Date		Judge
3/30/2007	New Case Filed.	No Judge
	Filing: Complaint in Partition Paid by: Colavecchi, Joseph (attorney for Burns, Joann K.) Receipt number: 1918324 Dated: 3/30/2007 Amount: \$85.00 (Check) 7CC Atty J. Colavecchi.	No Judge
5/8/2007	Filing: Praecipe to Reinstate Complaint in Partition Paid by: Colavecchi, Joseph (attorney for Selvage, John R.) Receipt number: 1918927 Dated: 05/08/2007 Amount: \$7.00 (Check) Filed by s/ Joseph Colavecchi, Esquire 5 Compl. Reinstated to Sheriff	No Judge
6/7/2007	Filing: Reinstate Complaint Paid by: Colavecchi, Joseph (attorney for Selvage, John R.) Receipt number: 1919303 Dated: 06/07/2007 Amount: \$7.00 (Check) Filed by s/ Joseph Colavecchi, Esquire. 2 Compl. Reinstated to Sheriff, No CC	No Judge
6/27/2007	Response to Complaint in Partition, filed by s/ Kenneth J. Selvage, Pro-Se. No CC	No Judge
6/29/2007	Praecipe For Entry of Appearance, filed. Kindly enter my appearance in the above-captioned matter on behalf of the Defendant, Andrea L. Dobish, filed by s/ David R. Thomspson Esq. 2CC Atty Thompson.	No Judge
7/20/2007	Motion For Hearing to Determine Partition of Property Under PA R.C.P. 1557, filed by s/ Joseph Colavecchi, Esquire. 5CC Atty. Colavecchi	No Judge
7/24/2007	Rule, this 23rd day of July, 2007, upon consideration of the foregoing motion requesting a hearing on the issue of partition, a hearing is scheduled to be held on the 25th day of Sept., 2007, at 2:00 p.m. Courtroom 1. notice of this hearing shall be given by the Plaintiffs to all Defendants. By The Court, /s/ Fredric J. Ammerman, Pres. Judge. 2CC Atty. Colavecchi	Fredric Joseph Ammerman
7/26/2007	Certificate of Service, filed. Served a true and correct copy of the Praecipe for Entry of Appearance, in the above captioned matter to John R. Selvage and Joann K. Burns-c/o Joseph Colavecchi Esq., filed by s/ David R. Thompson Esq. 1CC Atty.	Fredric Joseph Ammerman
7/27/2007	Certificate of Service, filed. That on July 20, 2007 a true and correct copy of Motion for Hearing to Determine Partition of Property Under PA.R.C.P. 1557 and on July 26, 2007 a true and correct copy of a Rule dated July 23, 2007 in the above matter was served on Andrea L. Dobish-c/o David R. Thompson Esq., Darryl L. Selvage, Jeanne M. Selvage, Kenneth J. Selvage and David R. Thompson Esq., filed by s/ Joseph Colavecchi Esq. NO CC.	Fredric Joseph Ammerman
8/9/2007	Motion for Video-Or Tele-Conference Hearing, filed by K. Selvage no cert. copies.	Fredric Joseph Ammerman
8/13/2007	Order, this 10th day of August, 2007, Motion for Teleconference Hearing is Granted. Argument will be held on Sept. 25, 2007 at 2:00 p.m. relative the Plaintiffs' Motion Requesting Hearing on the Issue of Partition. Defendant Kenneth J. Selvage shall be permitted to participate, if necessary, by telephone. By The Court /s/ Fredric J. Ammerman, Pres. Judge. 1CC to: Attys. J. Colavecchi, D. Thompson; K. Selvage - DZ 4871, SCI Albion D. Selvage - PPO Box 107, Smithmill PA 17011 J. Selvage - PO Box 277, Ramey, PAA 16671	Fredric Joseph Ammerman

EXHIBIT "A"

Date: 7/14/2009

Clearfield County Court of Common Pleas

User: LMILLER

Time: 11:58 AM

ROA Report

Page 2 of 3

Case: 2007-00504-CD

Current Judge: Fredric Joseph Ammerman

John R. Selvage, et alvs.Andrea L. Dobish, et al

Civil Other-COUNT

Date	Judge
8/15/2007	Fredric Joseph Ammerman
<p>Sheriff Return, August 15, 2007 Returned the within Complaint in Partition "NOT SERVED, TIME EXPIRED" as to Andrea L. Dobish. August 15, 2007 Returned the within Complaint in Partition "NOT SERVED, TIME EXPIRED" as to Kenneth J. Selvage. August 15, 2007 Returned the within Complaint in Partition "NOT SERVED, TIME EXPIRED" as to Darryl L. Selvage. August 15, 2007 Returned the within Complaint in Partition "NOT SERVED, TIME EXPIRED" as to Jeanne M. Selvage. So Answers, Chester A. Hawkins, Sheriff by s/Marilyn Hamm Shff Hawkins costs pd by Colavecchi \$69.21 (1st service)</p>	
	Fredric Joseph Ammerman
<p>Sheriff Return, May 29, 2007 at 9:51 am Served the within Complaint in Partition on Andrea L. Dobish. May 18, 2007, Sheriff of Cumberland County was deputized. May 29, 2007 Attempted to serve the within Complaint on Kenneth J. Selvage. August 15, 2007 After diligent search I returned the within Complaint in Partition "NOT FOUND" as to Darryl L. Selvage. May 29, 2007 at 10:05 am Served the within Complaint in Partition on Jeanne M. Selvage. So Answers, Chester A. Hawkins, Sheriff by s/Marilyn Hamm Shff Hawkins costs pd by Colavecchi \$77.39 Cumberland Co. costs pd by Colavecchi \$40.31 (2nd Service)</p>	
	Fredric Joseph Ammerman
<p>Sheriff Return, June 8, 2007, Sheriff of Erie County was deputized. June 19, 2007 at 10:10 am Served the within Complaint in Partition on Kenneth J. Selvage. So Answers, Chester A. Hawkins, Sheriff by s/Marilyn Hamm Shff Hawkins costs pd by Colavecchi \$19.41 Erie Co. costs pd by Colavecchi \$81.00 (3rd service)</p>	
10/1/2007	Fredric Joseph Ammerman
<p>Order, this 28th day of Sept., 2007, upoon agreement of the parties, 1. Plaintiffs' request for partition is granted; 2. The Court will appoint a Master in Partition upon the request of either party. By The Court, /s/ Fredric J. Ammerman, Pres. Judge. 1CC Attys: J. Colavecchi, D. Thompson; 1CC J. Selvage, PO Box 277, Ramey, PA 16671 1CC D. Selvage, PO Box 107, Smithmill, PA 17011; 1CC K. Selvage, DZ 4871, SCI Albion</p>	
10/9/2007	Fredric Joseph Ammerman
<p>Acceptance of Service, filed. David R. Thompson Esquire, attorney for Defendants, hereby accept service of the Complaint in Partition by the Plaintiff, signed by s/ David R. Thompson Esq. 2CC Atty Thompson.</p>	
11/1/2007	Fredric Joseph Ammerman
<p>Order, this 31st day of Oct., 2007, Chris Pentz, Esquire is appointed as the Master in Partition. By The Court, /s/ Fredric J. Ammerman, Pres. Judge. 1CC Attys: J. Colavecchi, Thompson, Pentz</p>	
11/6/2007	Fredric Joseph Ammerman
<p>Amended Sheriff Return, November 5, 2007 Change Sheriff Hawkins costs from \$29.21 to \$29.41. So Answers, Chester A. Hawkins, Sheriff by s/Marilyn Hamm</p>	
10/31/2008	Fredric Joseph Ammerman
<p>Petition Requesting Order Directing Master to Sell Property to Highest Bidder, filed by s/ Joseph Colavecchi, Esquire. 3CC Atty.</p>	

Date: 7/14/2009

Clearfield County Court of Common Pleas

User: LMILLER

Time: 11:58 AM

ROA Report

Page 3 of 3

Case: 2007-00504-CD

Current Judge: Fredric Joseph Ammerman

John R. Selvage, et alvs. Andrea L. Dobish, et al

Civil Other-COUNT

Date		Judge
11/6/2008	Rule, this 6th day of Nov., 2008, upon consideration of a Petition, a Rule is issued and directed to David Thompson, Esquire, Atty. for Defendants. Rule Returnable before the court on the 2nd day of Dec., 2008, at 1:30 p.m. Courtroom 1. By The Court, /s/ Fredric J. Ammerman, Pres. Judge. 3CC Atty. J. Colavecchi	Fredric Joseph Ammerman
11/12/2008	Certificate of Service, on Nov. 7, 2008, a copy of a Petition Requesting Order directing Master to Sell Property to Highest Bidder and Rule was served on David R. Thompson, Esquire, and Chris A. Pentz, Esquire, by first class mail. Filed by s/ Joseph Colavecchi, Esquire. no cc	Fredric Joseph Ammerman
11/19/2008	Motion For Continuance, filed by s/ David R. Thompson, Esquire. 3CC Atty. Thompson	Fredric Joseph Ammerman
11/20/2008	Order, November 19, 2008, Rule Returnable rescheduled from December 2 2008, at 1:30 p.m. until the 17th day of December, 2008, at 9:30 a.m. in Courtroom No. 1. BY THE COURT: /s/Fredric J. Ammerman, P.J. Three C Attorney Thompson	Fredric Joseph Ammerman
12/1/2008	Answers to Petition Requesting Order Directing Master to Sell Property to Highest Bidder, filed by s/ Chris A. Pentz Esq. 1CC Atty Pentz.	Fredric Joseph Ammerman
12/19/2008	Order, this 17th day of dec., 2008, Chris A. Pentz, Esquire, is released from further duties or responsibilities as master in partition. (see original). by The Court, /s/ Fredric J. Ammerman, Pres. Judge. CC to Attys: Colavecchi, D. Thompson, C. Pentz	Fredric Joseph Ammerman
3/6/2009	Praeipce to File Appraisal of Record as per Order of Court dated Febraury 17, 2008, filed by s/ Joseph Colavecchi Esq. No CC. Certificate of Service, filed. That on March 6, 2009 a true and correct copy c a Praeipce to File Appraisal of Record as Per Order of Court was served by first class mail to David R. Thompson Esq., filed by s/ Joseph Colavecchi Esq. No CC.	Fredric Joseph Ammerman
3/26/2009	Petition For Master's Fees, filed by s/ Chris A. Pentz, Esquire. No CC Order For Master's Fees, this 25th day of March, 2009, upon consideration of the Petition of Chris A. Pentz, as former Master in Partition, it is Ordered that the Petition is granted and the Master's Fees are awarded in the amour of \$250.00 to be paid one-half by Plaintiffs and one-half by Defendants. By The Court, /s/ Fredric J. Ammerman, Pres. Judge. 5CC atty. Pentz	Fredric Joseph Ammerman

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

JOHN R. SELVAGE and JOANN
K. BURNS,
Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNE M. SELVAGE,
Defendants

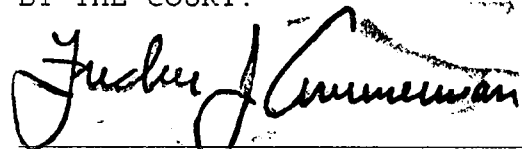
:
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:
:
: No. 07 - 504 - CD
:

ORDER

AND NOW, this 31st day of July, 2009, upon
consideration of the Petition for Final Disposition of this
Partition action, a Rule is issued and directed to all parties to
this Partition action to show cause why the Court should not
schedule a hearing intended to bring about a final disposition of
all of the issues in this case.

Said Rule shall be Returnable before this Court on the 17th
day of September, 2009, at 10:00 o'clock
A.M. at the Clearfield County Courthouse, Courtroom Number 3.

BY THE COURT:



FREDRIC J. AMMERMAN
PRESIDENT JUDGE

hp
FILED

2cc
014:00/01
AUG 03 2009
Atty Colavecchi

William A. Shaw
Prothonotary/Clerk of Courts

FILED

AUG 03 2009

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 8/31/09

☒ You are responsible for serving all appropriate parties.

☐ The Prothonotary's office has provided service to the following parties:

☐ Plaintiff(s) ☐ Plaintiff(s) Attorney ☐ Other

☐ Defendant(s) ☐ Defendant(s) Attorney

☐ Special Instructions:

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

JOHN R. SELVAGE and JOANN
K. BURNS,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J.
SELVAGE, DARRYL L. SELVAGE and
JEANNE M. SELVAGE,

Defendants

No. 07 - ⁵⁰⁴~~5504~~ - CD

4 FILED NOCC.
01/2:42pm
AUG - 5 2009

CERTIFICATE OF SERVICE William A. Shaw
Prothonotary/Clerk of Courts

The undersigned hereby certifies that on August 4, 2009 a true and correct copy of a Petition for Final Disposition and Order in the above matter was served on the following by depositing said copy in the United States Mail, first class, postage prepaid, addressed as follows:

David R. Thompson, Esquire
308 Walton Street, Suite 4
P.O. Box 587
Philipsburg, PA 16866

DATE:

8/4/09

BY:

JOSEPH COLAVECCHI, ESQUIRE
221 East Market Street
P.O. Box 131
Clearfield, PA 16830
814/765-1566

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JOHN R. SELVAGE and JOANN K. :
BURNS :

-VS-

No. 07-504-CD

ANDREA L. DOBISH, KENNETH J. :
SELVAGE, DARRYL L. SELVAGE :
and JEANNE M. SELVAGE :

O R D E R

AND NOW, this 17th day of September, 2009,
following argument on the Petition for Final Disposition and
Order, it is the ORDER of this Court that, pursuant to Rule
1563, the property in question may be purchased by Defendant
Darryl L. Selvage, who the Court finds to have two-thirds
interest in the property. Upon agreement of the parties, and
pursuant to the appraisal conducted, the Court finds that the
value of the property is \$8,000. Accordingly, each of the
Plaintiffs, who own a one-sixth interest in the property, are
entitled to receive the amount of \$1,333.33.

Counsel for each party shall, either separately or
jointly, have no more than 10 days from this date to submit a
proposed Order to the Court containing the payment provisions
as set forth above and also appropriate division of costs.

Attorney Chris Pentz, previously appointed Master
and subsequently released therefrom, shall forthwith pay the

FILED

SEP 17 2009

William A. Shaw
Prothonotary/Clerk of Courts

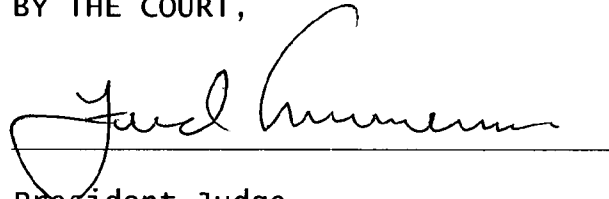
2cc Amy J. Colavecchi

4cc Amy Thompson

1cc Amy Pentz (without memo)

amount of \$875 to Joseph Colavecchi, Esquire, which is money
belonging to the Plaintiffs.

BY THE COURT,

A handwritten signature in cursive script, appearing to read "Paul H. Munroe", written over a horizontal line.

President Judge

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION - LAW

JOHN R. SELVAGE AND JOANN K. SELVAGE,

Plaintiffs

vs.

ANDREA L. DOBISH, KENNETH J. SELVAGE,
DARRYL L. SELVAGE AND JEANNE M.
SELVAGE,

Defendants

No. 07-504-CD

FILED

012:22401
OCT 08 2009

William A. Shaw
Prothonotary/Clerk of Courts

ICC Arg: J. Colavecchi
Thompson

(66)

ORDER

AND NOW this 7th day of October, 2009, after hearing held thereon,
it is Ordered as follows:

1. Pursuant to this Court's Order dated September 17, 2009, Defendant Darryl L. Selvage is permitted to purchase the interests of Plaintiff John R. Selvage and Plaintiff Joann K. Selvage for the amount of \$1,333.33 each based upon the valuation of the real property established by the Court at \$8,000.00.

2. Defendant Darryl L. Selvage shall pay unto John R. Selvage the sum of \$1,333.33 within sixty (60) days of the date hereof. Defendant Darryl L. Selvage shall pay unto Joann K. Selvage the sum of \$1,333.33 within sixty (60) days of the date hereof.

3. In the event Defendant Darryl L. Selvage fails to pay the said sums to Plaintiffs as directed in Paragraph 2 hereof, Plaintiffs shall be permitted to buy the said real property by paying Defendant Darryl L. Selvage the sum of \$5,333.32, representing his 2/3 interest in the real property based upon the valuation of the real property established by the Court

ORIGINAL

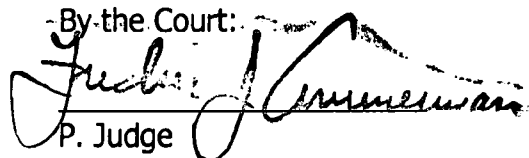
at \$8,000.00. In that event, Plaintiffs shall pay said sum to Defendant within one hundred twenty (120) days of the date hereof.

4. In the event neither Defendant Darryl L. Selvage, nor Plaintiffs John R. Selvage and Joann K. Selvage complete payment of the real property pursuant to the terms herein, the real property shall immediately be listed for sale by a realtor chosen by the Court, and sold for at least the valuation established by the Court and divided proportionately by the record owners according to their ownership interest.

5. Defendant Darryl L. Selvage shall pay the sum of \$125.00 for master fees unto Chris Pentz, Esquire within thirty (30) days of the date hereof. It is acknowledged that Plaintiffs have previously paid the sum of \$125.00 unto Attorney Pentz for master fees.

6. The Court finds that record costs in the amount of \$736.52 exist in this matter, and that Plaintiffs are responsible for one-half of the said costs, and Defendant is responsible for one-half of the said costs. Defendant shall pay unto Plaintiffs through their attorney Joseph Colavecchi, Esquire the sum of \$368.26 within sixty (60) days hereof, reimbursing one-half of the said costs that were paid by Plaintiffs.

7. Upon completion of payment pursuant to the terms hereof, the Court will enter an Order and Decree in Partition awarding the real estate to the purchaser of the same. The said Order and Decree will be prepared by the purchaser's attorney and presented to the Court for signature, entry and recording in the Clearfield County Recorder's office at purchaser's expense.

By the Court:

P. Judge

(34)

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

Re: SELVAGE v. DOBISH, et al.
NO: 2007-504-CD

Honorable Fredric J. Ammerman
President Judge
Clearfield County Courthouse
1 North Second Street
Clearfield, PA. 16830

bCC PHT
OK
FILED
9/10:37am
OCT 24 2011
S

William A. Shaw
Prothonotary/Clerk of Courts

Dear Judge Ammerman :

I am writing to your chambers in regard to the above referenced matter respectfully requesting your attention to the following information:

Your Honor heard this case and made its decision on my parent's estate awarding my brother Darryl said estate.

It was my sister, Jeanne Selvage, and my understanding / agreement with Attorney David R. Thompson and Darryl to sign our 1/6 of our property over so they could obtain a favorable decision from the Court to award same, then further agreement that upon final order from your Honor to award Darryl the estate; for Attorney Thompson to transfer Jeanne and I our 1/6 share of estate back.

To date, Attorney Thompson, refuse to take the necessary legal steps to transfer same and refuses to return our calls; which were numerous.

Furthermore, Darryl refuses to permit Jeanne and I access to our parent's property; also refuses to permit me the use of my father's garage. Darryl has made threats against Jeanne and I; and even contacted PSP making false accusations against me; especially when I have a legal right to same.

I attached copies of the necessary paper work for your review to verify same. It's clearly stated in Attorney Thompson's letters of 9-27-2007 and 10-2-2007, that Darryl was only doing the deed transfer for Jeanne and I on paper only. WE NEVER AGREED to part with our 1/6 share. There was fraud committed herein by Attorney Thompson and Darryl, and requires this courts review of same.

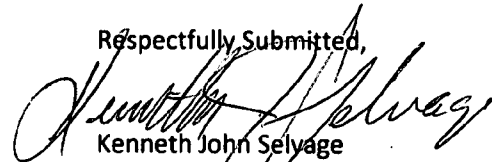
I would request the court to address the following Issues:

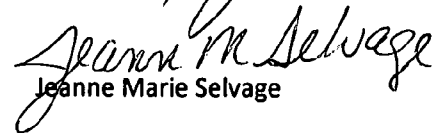
1. Whether this matter requires a formal hearing due the fraud committed herein or if the Court will direct Attorney Thompson to take the necessary legal action to transfer Jeanne and my 1/6 share back in our names so we have legal right to our family estate as at no time did we ever agree to give up our rights herein;
2. To accept this letter as a formal legal motion to re-open this case as I am Acting under pro se status;

3. To accept this letter as a formal legal motion to grant in forma pauperis status; as I am on state parole and on welfare with no steady income at this time;
4. To grant any relief this court deems just, fair and appropriate.

Thank you for your time and kind consideration in this matter as your prompt attention is greatly appreciated.

Respectfully Submitted,


Kenneth John Selvage


Jeanne Marie Selvage

Date: 10/24/11

2007-504 - CD

LIMITED POWER OF ATTORNEY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ERIE

I, KENNETH JOHN SELVAGE, currently residing at 10745 Route 18, Albion, PA 16475-0002, do hereby designate DARRLY LYNN SELVAGE, currently residing at 301 Chestnut St., Smithmill, PA 16680 as my personal **LIMITED** Power of Attorney thereof;

My personal Power of Attorney Agent named above shall have the exclusive rights and power and permission and authority to act on my behalf on the matter of our Family Estate, in the name on the DEED as John & Louise Selvage, Parents, at the address of 301 Chestnut St., Smithmill, PA 16680, Clearfield County, to oppose and/or object to the sale of said Estate in any fashion, and to act or take what ever legal steps necessary to stop any sale thereof. Further, I wish for him to reside on said Estate, to pay the taxes and keep up the maintenance of said Estate.

This declaration of Authority in this Power of Attorney shall be **LIMITED** to the above and shall expire on the 25th day of October, 20 25 A.D.

Date: June 7, 2007

Sworn to and Subscribed before me,
a Notary Public of this Commonwealth,

This 7 day of June, 2007 A.D.

Jo Anne R. Bickel
Jo Anne R. Bickel

My Commission expires on the 23rd day of September 2010.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jo Anne R. Bickel, Notary Public
Conneaut Twp., Erie County
My Commission Expires Sept. 23, 2010
Member, Pennsylvania Association of Notaries

NOTICE

THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU.

THIS POWER OF ATTORNEY DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS, BUT WHEN POWERS ARE EXERCISED, YOUR AGENT MUST USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS POWER OF ATTORNEY.

YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME INCAPACITATED, UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THESE POWERS OR YOU REVOKE THESE POWERS OR A COURT ACTING ON YOUR BEHALF TERMINATES YOUR AGENT'S AUTHORITY.

YOUR AGENT MUST KEEP YOUR FUNDS SEPARATE FROM YOUR AGENT'S FUNDS.

A COURT CAN TAKE AWAY THE POWERS IF YOUR AGENT IS NOT ACTING PROPERLY.

THE POWERS AND DUTIES OF AN AGENT UNDER A POWER OF ATTORNEY ARE EXPLAINED MORE FULLY IN 20 PA.C.S. CH. 56.

IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER OF YOUR CHOOSING TO EXPLAIN IT TO YOU.

I HAVE READ OR HAD EXPLAINED TO ME THIS NOTICE AND I UNDERSTAND ITS CONTENTS.

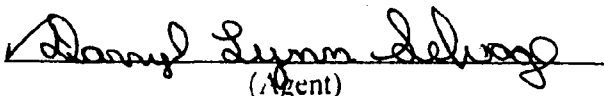

(Principal)

June 7, 2007
(Date)

AGENT'S ACKNOWLEDGEMENT

I, Daniel Lynn Selva, have read the attached power of attorney, and am the person identified as the agent for the principal. I hereby acknowledge that in the absence of a specific provision to the contrary in the power of attorney or in 20 Pa.C.S. when I act as agent:

- I shall exercise the powers for the benefit of the principal.
- I shall keep the assets of the principal separate from my assets.
- I shall exercise reasonable caution and prudence.
- I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.


(Agent)

6-11-07
(Date)

FORM OF AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ERIE)

Before me the subscriber personally appeared KENNETH JOHN SELVAGE

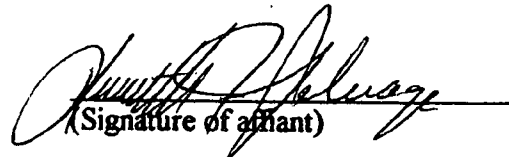
to me known, or satisfactorily proven to be, who being duly sworn according to law, doth depose
and say that I vehemently oppose/object to the sale of my Family Estate, in

the name on the DEED as John & Louise Selvage, Parents, at the address of

301 Chestnut Street, P.O. Box 107, Smithmill, PA 16680 in Clearfield County.

It is my wish for my brother, Darryl Lynn Selvage, to reside on said Estate.

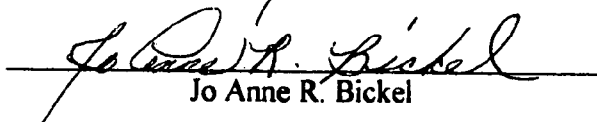
/ and further deponent sayeth not.


(Signature of affiant)

June 7, 2007
(Date)

Sworn to and Subscribed before me,
a Notary Public of this Commonwealth

This 7th day of June, 2007 A.D.


Jo Anne R. Bickel

My Commission expires on the 23rd day of September 2010.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jo Anne R. Bickel, Notary Public
Conneaut Twp., Erie County
My Commission Expires Sept. 23, 2010
Member, Pennsylvania Association of Notaries



DAVID R. THOMPSON
ATTORNEY AT LAW

P.O. Box 587
308 Walton Street, Ste. 4
Philipsburg, PA 16866
Phone: 814-342-4100 Fax: 814-342-7081
E-mail: drthompsonaal@adelphia.net

September 27, 2007

Kenneth J. Selvage
DZ-4871
10745, Route 18
Albion, PA 16475

RE: Selvage vs. Dobish, et al

Dear Kenneth:

Please be advised that I have been contacted by Angie, Darryl and Jeane regarding representation of the defense of the Complaint in Partition filed by your brother John and sister JoAnne regarding the family homestead. I was provided a copy of the power of attorney signed by you to Darryl to take care of matters on your behalf.

I am writing to update you as to what occurred at the hearing on Plaintiffs' Motion for hearing held today. Please be advised that I have met with Darryl and Angie on a couple of occasions. Obviously, you, Angie, Darryl and Jeane are all on the same page that you do not want the property sold. Also, given the fact that Angie has a mobile home on the property and has done work to improve it, it is unfair for John and JoAnne to get the property.

Because service of the complaint has not been made on all of the parties, I informed the Judge that I would accept service for all of the Defendants. I have prepared an Answer to the Complaint that I intend to file for the record. (Copy enclosed for your records). Other than letting the Court know that I would correct service for the record and then file the Answer, the Court directed that partition occur. I will advise you that there is no basis to stop that part of the process. Also, there was no testimony that took place. It was not necessary at this point to have a telephone call made as only a brief conversation took place.

Kenneth J. Selvage
September 27, 2007
Page 2

I want to advise that the next step will be that a Master in Partition will be appointed by the Court. The Master will then move forward with a Partition. Obviously, the property cannot be divided equally. As a result the Master will then direct that the property be sold at a sale confined to the parties. Here is where the ace in the hole comes into play: A majority interest holder can object to the said sale and direct that the Court award the whole property to him for a fair valuation. The majority interest holder is then directed to pay the respective interests to the Plaintiffs. Angie and Jeanne have conveyed their interests to Darryl. We are asking that you do the same for now so that Darryl would be a two-thirds interest holder. The property was appraised at \$11,000.00. Pursuant to the rules, Darryl could then direct that the Court award him the property. He would then have to pay John and JoAnne the sum of \$1,833.33 each. This would prevent John or JoAnne from bidding on the purchase to drive the sale price up. I truly believe that this is the cheapest and best way to defend this action and assure that the four remaining siblings maintain their interests in the homestead. As you probably know, Darryl is doing this on paper only. In any event, please review the deed enclosed. If you would sign this before a notary, Darryl would then clearly be a majority interest holder.

Should you have any questions, please feel free to get a hold of me.
Thanks very much.

Very truly yours,

A handwritten signature in black ink, appearing to read "David R. Thompson". The signature is fluid and cursive, with the first name "David" being the most prominent.

David R. Thompson

DRT:drf



DAVID R. THOMPSON
ATTORNEY AT LAW

P.O. Box 587
308 Walton Street, Ste. 4
Philipsburg, PA 16866
Phone: 814-342-4100 Fax: 814-342-7081
E-mail: drthompsonaal@adelphia.net

October 2, 2007

Kenneth J. Selvage
DZ-4871
10745, Route 18
Albion, PA 16475

RE: Selvage vs. Dobish, et al

Dear Kenneth:

Enclosed herein please find a copy of the letter that was mailed to you on September 27, 2007, please accept my apologies that the enclosure Answer to the Complaint for your records was not attached.

As explained in the letter I advise the next step will be that a Master in Partition will be appointed by the Court. The Master will then move forward with a Partition. Obviously, the property cannot be divided equally. As a result the Master will then direct that the property be sold at a sale confined to the parties. Here is where the ace in the hole comes into play. A majority interest holder can object to the said sell and direct that the Court award the whole property to him for a fair valuation. The majority interest holder is then directed to pay the respective interests to the Plaintiffs. Angie and Jeanne have conveyed their interest to Darryl. We are asking that you do the same for now so that Darryl would be a two-thirds interest holder. The property was appraised at \$11,000.00. Pursuant to the rules, Darryl could then direct that the Court award him the property. He would then have to pay John and JoAnne the sum of \$1,833.33 each. This would prevent John or JoAnne from bidding on the purchase to drive the sale price up. I truly believe that this is the cheapest and best was to defend this action and assure that the four remaining siblings maintain their interests in the homestead. As you probably know, Darryl is doing this on paper only.

In any event, please review the deed enclosed. If you would sign this before a notary and return to our office for recording, Darryl would then clearly be a majority interest holder.

Should you have any questions, please feel free to contact my office. Thank you very much.

Very truly yours,

THOMPSON LAW OFFICE


David R. Thompson

DRT:drf
Enclosures

**PREPARED BY:
DAVID R. THOMPSON, ESQUIRE
THOMPSON LAW OFFICE
P.O. BOX 587
PHILIPSBURG, PA 16866**

THIS DEED

MADE, this 10th day of October 2007, in the year two thousand seven(2007).

BETWEEN **KENNETH J. SELVAGE**, an individual, currently of 10745 Route 18, Albion,
Pennsylvania, 16475-0002, **GRANTORS** and Party of the First Part,

A

N

D

DARRYL L. SELVAGE, an individual, currently of PO Box 263, Ramey, Pennsylvania,
16671, **GRANTEE** and Party of the Second Part,

WITNESSETH: That for and in consideration of the sum of **ONE AND NO/100**
(\$1.00) DOLLAR, in hand paid, the receipt whereof is hereby acknowledged, the said
GRANTORS do hereby release and **QUIT CLAIM** to the said **GRANTEE**, his heirs and assigns,

ALL those three certain parcels or tracts of land situate in the Village of Janesville,
(Smithmill), Gulich Township, Clearfield County, Pennsylvania, described as Lot Number 50
on the Janesville Plan of Lots, Having Clearfield County Assessment Map Number 118-K16-
508-19 bounded and described as follows:

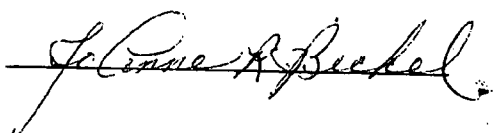
THE FIRST THEREOF: BEGINNING at a point on corner of Spruce and Chestnut Street;
thence along Spruce Street , sixty (60) feet to Lot No. 49; thence along Lot No. 49 two
hundred (200) feet to an alley; thence along said alley, sixty (60) feet to Chestnut Street;
thence along Chestnut Street, two hundred (200) feet to the place of beginning.

BEING the same premises as vested unto John Selvage and Louise Selvage, his wife, by Assignment of Albert Genesi and Ann Genesi, his wife, dated February 17, 1969 and recorded at Clearfield County Deed Book 545 at Page 121. Thereafter, Louise Selvage passed away in 1993 vesting title unto her husband, John G Selvage. Thereafter, John G Selvage died interstate on June 22, 1996, leaving to survive him three sons and three daughters, namely John R. Selvage, Darryl L. Selvage, Kenneth J. Selvage, Jeanne M. Selvage, Andrea L. Matier Dobish and Joann K. Burns. Kenneth J. Selvage is hereby Quit Claiming all his 1/6th right, title and interest unto his brother Darryl L. Selvage.

THIS TRANSFER IS EXEMPT FROM PENNSYLVANIA STATE REALTY TRANSFER TAX AS THE TRANSFER IS FROM BROTHER TO BROTHER.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals, the day and year first above written.

SEALED AND DELIVERED IN THE PRESENCE OF:



 (SEAL)
Kenneth J. Selvage

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantees herein is as follows:

Attorney for Grantees/N.T.S.


COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Erie

SS:

On this, the 18th day of October, 2007, before me, a Notary Public, personally appeared **KENNETH J. SELVAGE**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.


Notary Public

AFTER RECORDING RETURN TO:
DAVID R. THOMPSON, ESQUIRE
THOMPSON LAW OFFICE
P.O. BOX 587
PHILIPSBURG, PA 16866

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jo Anne R. Bickel, Notary Public
Conneaut Twp., Erie County
My Commission Expires Sept. 23, 2010
Member, Pennsylvania Association of Notaries

Untitled
PROOF OF SERVICE

I, Kenneth John Selvage, do hereby certify that I am this date serving a copy of the foregoing document upon the persons in the foregoing manner:

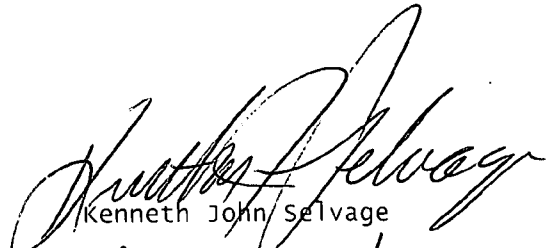
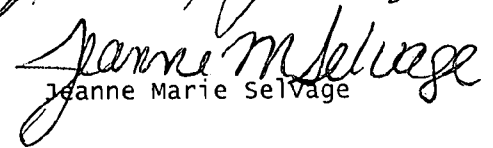
Service by first class mail, postage prepaid:

Chris A Pentz, Esq. (Partition Hearing Master)
Attorney at Law
P.O. Box 552
Clearfield, PA 16830

David R Thompson, Esq.
Attorney at Law
P.O. Box 587
308 Walton St., Suite 4
Philipsburg, PA 16866

Darryl L. Selvage
301 Chestnut St.
P.O. Box 107
Smithmill, PA 16680

Andrea L. Dobish
Sawmill Rd.
Box 46
Beccaria, PA 16616


Kenneth John Selvage

Jeanne Marie Selvage

verified under 18 P.S.A Sec. 4904

Date: 10/04/11

cc: file

10/24/11

RECEIVED OCT 25 2011

Chip Bell
Court Administrator
County Courthouse
230 E. Market St.
Clearfield, PA 16830

RECEIVED
PROTHONOTARY'S OFFICE

10/25/11
WILLIAM A. SHAW

PROTHONOTARY/CLERK OF COURTS

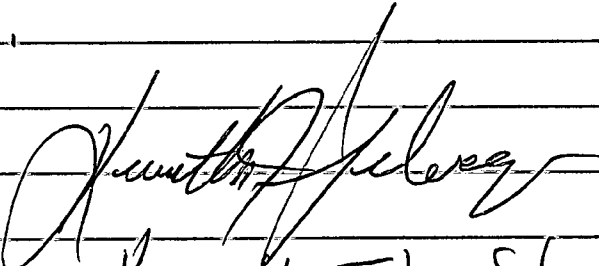
Re: Selva v. Dobish, et al
No. 2007-504-CD

Dear Chip:

As you may remember, you helped me with the above-referenced case which is greatly appreciated.

Please be advised that within said document filed on the above date, I forgot to put my home address, so it is: 276 Reade St., Apt. #2, P.O. Box 195, Blandburg, PA 16619 - phone #: 814-577-6532.

Thank you for your time and kind consideration herein.


Kenneth John Selva

Ken Selver
P.O. Box 195
Blandburg, PA
16619

ALTOONA PA 166

FOREVER
USA
FIRST-CLASS



Chip Bell
Court Administrator
County Courthouse
230 E. Market St.
Clearfield, PA 16830.

16830+2442

