

08-1634-CD
James Hanslovan vs Teresa Kay et al

In the Court of Common Pleas of Clearfield County, Pennsylvania

Civil Division

FILED

James Hanslavan
Teresa Kay Kay

Plaintiff

Teresa Kay vs. Kay Known as
James Hanslavan (Decker)

Defendant

AUG 29 2008
6/11/08
William A. Shaw
Prothonotary/Clerk of Courts
I CERT TO DRAFT

No. 2008-1634-C.D. C.D.

AFFIDAVIT IN SUPPORT OF PETITION TO PROCEED IN FORMA PAUPERIS

1. I am the Plaintiff/Defendant in the above matter and because of my financial condition I am unable to pay the fees and costs of prosecuting or defending the action or proceeding.
2. I am unable to obtain funds from anyone, including my family, friends and associates, to pay the costs of litigation.
3. I represent that the information below relating to my ability to pay the costs and fees is true and correct.

a. Name Teresa Kay Kay (Known as Decker)
Address PO Box 62
Morrisdale, PA, 16858
Social Security Number 205 - 62 - 8136

b. Date of last employment 2008 - Disabled
Employer _____
Address _____

Salary/Wages.....\$ _____
Type of work _____

c. Other Income:

Business/Profession.....	\$ <u>N/A</u>
Self-employment.....	\$ <u>N/A</u>
Interest.....	\$ <u>N/A</u>
Dividends.....	\$ <u>N/A</u>
Pension.....	\$ <u>N/A</u>
Annuities.....	\$ <u>N/A</u>
Social Security Benefits.....	\$ <u>1,310.00 N/A</u>
Support Payments.....	\$ <u>N/A</u>
Disability payments.....	\$ <u>1,310.00 monthly</u>
Unemployment Compensation/	
Supplements Benefits.....	\$ <u>132.00 B. weekly</u>
Workmen's Compensation.....	\$ <u>N/A</u>
Public Assistance.....	\$ <u>N/A</u>
Food Stamps.....	\$ <u>215.00 monthly</u>
Other.....	\$ <u>N/A</u>

d. Other contributions to my household support (please circle):

Name of Spouse, Boyfriend/Girlfriend, or Roommate/Housemate

Shawn Kay

Employer N/A

Salary/wages per month..... \$ Unemployment

Type of work N/A

Contributions from my child(ren) ... \$ Disabled

Contributions from my parent(s),
family members, or any other
individuals.....

\$ 0

e. Property Owned:

Cash.....	\$ <u>0</u>
Checking Account.....	\$ <u>N/A</u>
Savings Account.....	\$ <u>N/A</u>
Certificates of Deposit.....	\$ <u>N/A</u>
Real Estate (including home).....	\$ <u>N/A</u>
Motor Vehicle(s) - Make <u>Chevy Lumina</u>	
Year <u>1998</u>	
Cost.....	\$ <u>1400.00</u>
Amount owed.....	\$ <u>0</u>

Stocks, bonds.....	\$ <u>N/A</u>
Other.....	\$ <u>N/A</u>
Other.....	\$ <u>N/A</u>
Other.....	\$ <u>N/A</u>

f. I have the following debts:

Utilities:	\$ <u>57</u> . <u>00</u> , explain <u>Cable</u>	<u>63.00</u> garbage
	\$ <u>60</u> . <u>00</u> , explain <u>Cell phone</u>	<u>59.00</u> 3 months
	\$ <u>62</u> . <u>00</u> , explain <u>Water</u>	<u>173.00</u> ^{3 months} gas for stove
	\$ <u>63</u> . <u>00</u> , explain <u>Electric</u>	<u>35.00</u> Internet
Groceries:	\$ <u>100</u> . <u>00</u>	monthly
Rent/Mortgage:	\$ <u>400</u> . <u>00</u> , explain <u>monthly</u>	
Loan(s):	\$ <u>0</u> . <u>0</u> , explain <u>N/A</u>	
Auto Expense:	\$ <u>59</u> . <u>00</u> , explain <u>monthly Insurance</u>	
Child Care:	\$ <u>0</u> . <u>0</u> , explain <u>home with kids</u>	
Miscellaneous:	\$ <u>0</u> . <u>0</u> , explain <u>0</u> <u>N/A</u>	

g. Person(s) dependent upon you for support:

Wife/Husband's name Shawn Kay

Children, if any:

Name	<u>Justice Paige Arlene Decker</u>	Age <u>4</u>
Name	<u>Gavian Ryan Kay</u>	Age <u>1</u>
Name	<u>N/A</u>	Age <u>N/A</u>

Other person(s) dependent upon you:

Name	<u>N/A</u>	Age <u>N/A</u>
Name	<u>N/A</u>	Age <u>N/A</u>
Name	<u>N/A</u>	Age <u>N/A</u>

4. I understand that I have a continuing obligation to inform the Court of improvements in my financial circumstances which would permit me to pay the costs incurred herein.

VERIFICATION

I verify that the statements made in this affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904, relating to Unsworn Falsification to Authorities.

08/29/08

Date

Leroe Kay Kay

Petitioner

(known
as)

Decker

CONSENT FOR RELEASE OF CONFIDENTIAL INFORMATION

I, Teresa Kay Kay ^(Known as Decker), having filed with the Court an Affidavit requesting In Forma Pauperis standing hereby consent to the release of any information which may be requested by the Judges of the Court of Common Pleas of Clearfield County, or by any employee of the Court Administrator's Office acting on the behalf and at the direction of any said Judge, relating to any employment compensation, Worker's Compensation, Social Security, Department of Public Welfare or Black Lung benefits which I may receive from any county, state or federal agency which administers or handles processing of any of the above described benefits. This consent shall also authorize the release to the said Court or designee of any information as to any compensation I am receiving, or have received in the past twelve (12) months, from any full or part-time employment of any type whatsoever.

This consent shall remain in effect for a period of twelve (12) months herefrom. A copy or FAX of this release shall have the same legal effect as the original.

Social Security Number: 205 - 62 - 8136
Board of Assistance Number (food stamps, etc.): # 96194

DATE: 08/29/08

Teresa Kay Kay

(Known as signature

Decker)

DATE: 08 129 108

NAME: Teresa Kay Kay (known as Decker)

TELEPHONE NUMBER: (845) 553-7503

ADDRESS: PO Box 62
Morrisdale, PA, 16844

OTHER PARTIES INVOLVED: James Hansbauer

REASON FOR FILING THIS PETITION (Write a brief description of your financial problem(s), please be specific. Failure to do so could result in your request being delayed or denied.) (Example: request for filing fee or Mediation Conference fee to be waived due to your inability to submit the required fee because...)

Request for filing fee to be waived and
only pay one third of the monthly rent today
and pay the other two thirds in twenty days
because I am disabled and only collect
disability and I am a family of four and
my husband's laid off at the moment and we
have two young children to care for a ~~one~~ one year
old and a four year old which is also disabled.

TYPE OF ACTION: (divorce, custody, District Justice appeal, etc. Please specify what type of action you are pursuing through this application.)

District Justice appeal

In the Court of Common Pleas of Clearfield County, Pennsylvania

Civil Division

James Hanslouan
Teresa Kay Kay

Plaintiff

*
*
*
*

Teresa Kay Kay (known as)
James Hanslouan Decker

No. _____

C.D.

Defendant

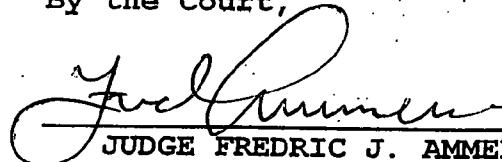
*
*
*

O R D E R

NOW, this 29 day of August,
2008, upon consideration of the foregoing Affidavit in Support
of Petition to Proceed in Forma Pauperis, it is the ORDER of this
Court that said Petition is GRANTED / RE. As to filing fee only,
FTR

If the Petition is GRANTED, Filing / Mediation Conference
fee is hereby WAIVED.

By the Court,


JUDGE FREDRIC J. AMMERMAN

INCOME LIMITS
2008 HHS Poverty Income Guidelines
Expressed in Monthly Amounts

Size of Family Unit	Poverty Guideline Monthly Amount
1	866.66
2	1166.66
3	1466.66
4	1766.66
5	2066.66
6	2366.66
7	2666.66
8	2966.66
For each additional person add	300.00

IN THE COURT OF COMMON PLEAS OF

COUNTY PENNSYLVANIA

James Hanslwan
Teresa Kay Kay

VS

Teresa Kay Kay (known
James Hanslwan as
Decker)

SECTION 8 TENANT'S SUPERSEDEAS AFFIDAVIT

I, Teresa Kay Kay
PO Box 62, Morrisdale, PA, 16858 (print name & address)
have filed a Praeclipe for a Writ of Certiorari to review a Magisterial District Court judgment awarding my landlord possession of real property that I occupy, and I do not have the financial ability to pay the lesser of three(3) times my monthly rent or the actual rent in arrears. My total household income does not exceed the income limits set forth in the Instructions for obtaining a stay pending issuance of Writ of Certiorari and I have completed an In Forma Pauperis(IFP) affidavit to verify this. I have/have not(cross out the one that does not apply) paid the rent this month:

The total amount of monthly rent that I personally pay to the landlord is \$_____. I hereby certify that I am a participant in the Section 8 program and I am not subject to a final (i.e. non-appealable) decision of a court of government agency which terminates my right to receive Section 8 assistance based on my failure to comply with program rules.

I verify that the statements made in this affidavit are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 PaC.S. § 4904, relating to unsworn falsification to authorities.

08/29/08
Date

Teresa Kay Kay
Signature of Tenant
(known
as
Decker)

IN THE COURT OF COMMON PLEAS OF

COUNTY PENNSYLVANIA

James Hansbuan
Teresa Kay Kay

VS

Teresa Kay Kay (Known)
James Hansbuan as Decker

**TENANT'S SUPERSEDEAS AFFIDAVIT
(NON-SECTION 8)**

I, Teresa Kay Kay

Po Box 62, Morrisdale, PA, 16858 (print name & address)

have filed a Praeclipe for a Writ of Certiorari to review a Magisterial District Court judgment awarding to my landlord possession of real property that I occupy, and I do not have the financial ability to pay the judgment for rent awarded by the Magisterial District Court. My total household income does not exceed the income limits set forth in the instructions for obtaining a stay pending issuance of a Writ of Certiorari and I have completed an In Forma Pauperis (IFP) affidavit to verify this. I have/have not (cross out the one that does not apply) paid the rent this month.

I verify that the statements made in this affidavit are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.

08/29/08
Date

Signature of Tenant

Teresa Kay Kay
(Known
as
Decker)

FILED
AUG 29 2008
William A. Shaw
Prothonotary/Clerk of Courts

FILED

COMMONWEALTH OF PENNSYLVANIA
COURT OF COMMON PLEAS
CLEVELAND
Judicial District, County Of
46TH

PAY 134-
NOTICE OF APPEAL AUG 29 2008
FROM 01:15 PM
William A. Shaw
Prothonotary/Clerk of Courts
MAGISTERIAL DISTRICT JUDGE JUDGMENT NO. 1634-CD

COMMON PLEAS No. 2008-1634-CD

NOTICE OF APPEAL

NOT BUREAU
PUFF

Notice is given that the appellant has filed in the above Court of Common Pleas an appeal from the judgment rendered by the Magisterial District Judge on the date and in the case referenced below.

NAME OF APPELLANT <u>Teresa Kay Kay</u> (Known) Decker	MAG. DIST. NO. <u>46-3-03</u>	NAME OF MDJ <u>Michael A. Rodella</u>
ADDRESS OF APPELLANT <u>PO Box 62</u>	CITY <u>Morrisdale</u>	STATE <u>PA</u> ZIP CODE <u>16858</u>
DATE OF JUDGMENT <u>08/19/08</u>	IN THE CASE OF (Plaintiff) <u>James Hanslouan</u>	(Defendant) <u>Teresa Kay Kay</u> (Known) Decker
DOCKET No. <u>LT-0000211-08</u>	SIGNATURE OF APPELLANT OR ATTORNEY OR AGENT <u>Teresa Kay Kay</u> (Known) Decker	

This block will be signed ONLY when this notation is required under Pa. R.C.P.D. J. No. 1008B.

This Notice of Appeal, when received by the Magisterial District Judge, will operate as a SUPERSEDEAS to the judgment for possession in this case.

Willie
Signature of Prothonotary or Deputy

If appellant was Claimant (see Pa. R.C.P.D. J. No. 1001(6) in action before a Magisterial District Judge, A COMPLAINT MUST BE FILED within twenty (20) days after filing the NOTICE of APPEAL.

PRAECIPE TO ENTER RULE TO FILE COMPLAINT AND RULE TO FILE

This section of form to be used ONLY when appellant was DEFENDANT (see Pa. R.C.P.D.J. No. 1001(7) in action before Magisterial District Judge. IF NOT USED, detach from copy of notice of appeal to be served upon appellee.

PRAECIPE: To Prothonotary James Hanslouan (Known)
Enter rule upon Teresa Kay Kay (Known)
Name of appellee(s) Decker appellee(s), to file a complaint in this appeal
(Common Pleas No. 2008-1634-CD) within twenty (20) days after service of rule or suffer entry of judgment of non pros.
Teresa Kay Kay (Known)
Signature of appellant or attorney or agent

RULE: To James Hanslouan appellee(s)
Name of appellee(s)

OWNER

(1) You are notified that a rule is hereby entered upon you to file a complaint in this appeal within twenty (20) days after the date of service of this rule upon you by personal service or by certified or registered mail.

(2) If you do not file a complaint within this time JUDGMENT OF NON PROS MAY BE ENTERED AGAINST YOU.

(3) The date of service of this rule if service was by mail is the date of the mailing.

Date 8-29- 2008

Willie
Signature of Prothonotary or Deputy

YOU MUST INCLUDE A COPY OF THE NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH THIS NOTICE OF APPEAL.

PROOF OF SERVICE OF NOTICE OF APPEAL AND RULE TO FILE COMPLAINT

(This proof of service MUST BE FILED WITHIN TEN (10) DAYS AFTER filing the notice of appeal. Check applicable boxes)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____; SS

AFFIDAVIT: I hereby swear or affirm that I served

a copy of the Notice of Appeal, Common Pleas No. _____, upon the Magisterial District Judge designated therein on
(date of service) _____, 20_____, by personal service by (certified) (registered) mail,
sender's receipt attached hereto, and upon the appellee, (name) _____ on
_____, 20_____, by personal service by (certified) (registered) mail,
sender's receipt attached hereto.

SWORN (AFFIRMED) AND SUBSCRIBED BEFORE ME

THIS _____ DAY OF _____, 20_____

Signature of official before whom affidavit was made

Signature of affiant

Title of official

My commission expires on _____, 20_____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.:

46-3-03

MDJ Name: Hon.

MICHAEL A. RUDELLA

Address: **131 ROLLING STONE ROAD
PO BOX 210
KYLERTOWN, PA**

Telephone: **(814) 345-6789** **16847-0444**

TERESA DECKER
P.O. BOX 62
MORRISDALE, PA 16858

THIS IS TO NOTIFY YOU THAT:

Judgment:

Judgment was entered for: (Name) **HANSLOVAN, JAMES**

Judgment was entered against **DECKER, TERESA** in a

Landlord/Tenant action in the amount of \$ **704.70** on **8/19/08** (Date of Judgment)
The amount of rent per month, as established by the Magisterial District Judge, is \$ **400.00**.

The total amount of the Security Deposit is \$ **.00**

	Total Amount Established by MDJ	Less Security Deposit Applied	= Adjudicated Amount
Rent in Arrears	\$ 572.30	-\$.00	\$ 572.30
Physical Damages Leasehold Property	\$.00	-\$.00	\$.00
Damages/Unjust Detention	\$.00	-\$.00	\$.00
	Less Amt Due Defendant from Cross Complaint	-\$.00	\$.00
	Interest (if provided by lease)	\$.00	\$.00
	L/T Judgment Amount	\$ 572.30	\$ 572.30
<input type="checkbox"/> Attachment Prohibited/ 42 Pa.C.S. § 8127	Judgment Costs	\$ 132.40	\$ 132.40
<input type="checkbox"/> This case dismissed without prejudice.	Attorney Fees	\$.00	\$.00
<input checked="" type="checkbox"/> Possession granted.	Total Judgment	\$ 704.70	\$ 704.70
<input type="checkbox"/> Possession granted if money judgment is not satisfied by time of eviction.	Post Judgment Credits	\$.00	\$.00
<input type="checkbox"/> Possession not granted.	Post Judgment Costs	\$.00	\$.00
	Certified Judgment Total	\$.00	\$.00

IN AN ACTION INVOLVING A RESIDENTIAL LEASE, ANY PARTY HAS THE RIGHT TO APPEAL FROM A JUDGMENT FOR POSSESSION WITHIN TEN DAYS AFTER THE DATE OF ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. THIS APPEAL WILL INCLUDE AN APPEAL OF THE MONEY JUDGMENT, IF ANY. IN ORDER TO OBTAIN A SUPERSEDEAS, THE APPELLANT MUST DEPOSIT WITH THE PROTHONOTARY/CLERK OF COURTS THE LESSER OF THREE MONTHS RENT OR THE RENT ACTUALLY IN ARREARS ON THE DATE THE APPEAL IS FILED.

IF A PARTY WISHES TO APPEAL ONLY THE MONEY PORTION OF A JUDGMENT INVOLVING A RESIDENTIAL LEASE, THE PARTY HAS 30 DAYS AFTER THE DATE OF ENTRY OF JUDGMENT IN WHICH TO FILE A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS OF THE COURT OF COMMON PLEAS, CIVIL DIVISION.

THE PARTY FILING AN APPEAL MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH THE NOTICE OF APPEAL. EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE MAGISTERIAL DISTRICT JUDGE.

UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

8-19-08

Date

M. Rudella

, Magisterial District Judge

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.

Date

, Magisterial District Judge

My commission expires first Monday of January, 2012.

AOPC 315A-06

SEAL



Docket No.: **LT-0000211-08**

Date Filed: **8/07/08**

William A. Shaw
Prothonotary/Clerk of Courts

AUG 29 2008

FILED

Date: 8/29/2008
Time: 01:31 PM

Clearfield County Court of Common Pleas
Receipt

NO. 1925670
Page 1 of 1

Received of: Kay, Teresa Kay \$ 134.00

P.O. Box 62
Morrisdale, PA 16858
One Hundred Thirty-Four and 00/100 Dollars

Defendant: James Hanslovan vs. Teresa Kay Kay

Case	Litigant type	Amount
2008-01634-CD	Defendant	134.00
	Trust account	
		Total: 134.00
		Balance due: 0.00

Payment Method: Cash
Amount Tendered: 134.00
Change Returned: 0.00
Clerk: BILLSHAW

William A. Shaw, Prothonotary/Clerk of Cou
By: _____
Deputy Clerk

Complaint Notice To Defend

IN THE COURT OF COMMON PLEAS CLERKFIELD COUNTY PENNSYLVANIA

FILED

08/5/08

2cc

PLFF

08/5/08

61C

DEFENDANT

08/5/08

61C

William A. Shaw
Prothonotary/Clerk of Courts

Complaint

2008-1634-CV

James Henslawn Address 142 KINX Run Road

Plaintiff

MORRISDALE PA 16888

VS

TERESA KEY KEY Address Deer Creek Rd Cambria Co

Defendant

Henslawn Perry Morrisdale Pa

CIVIL ACTION # 2008-1624-CV

1 Now comes James Henslawn Plaintiff Avers
Defendant Leased a mobile home May 27-2008
Paid Rent 400.00 Security 400.00

2 To this date Sept 3-2008 Defendant has Paid
No Rent water or Sewage Bills

3 Plaintiff went to the Eviction Process
with District Magistrate Michael Pudde

4 Magistrate Hearing Date Judgment for
Plaintiff 8-19-2008 of \$ 704.70

5 DefendantAppealed this Judgment 8-29-08
for No Just Reason other than continue
to live in Plaintiff's mobile home
without Eviction & Payment

6 Defendant Refused to Honor the
Magistrate Judgment

7 I James Henslawn Verify that the
statements made in this Complaint
are true and correct

James Henslawn
Plaintiff

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.:

46-3-03

MDJ Name: Hon.

MICHAEL A. RUDELLA

Address: **131 ROLLING STONE ROAD
PO BOX 210
KYLERTOWN, PA**

Telephone: **(814) 345-6789** **16847-0444**

**JAMES HANSLOVAN
142 KNOX RUN RD.
MORRISDALE, PA 16858**

**NOTICE OF JUDGMENT/TRANSCRIPT
RESIDENTIAL LEASE**

PLAINTIFF:

**HANSLOVAN, JAMES
142 KNOX RUN RD.
MORRISDALE, PA 16858**

NAME and ADDRESS

DEFENDANT:

**KAY, SHAWN, ET AL.
P.O. BOX 62
MORRISDALE, PA 16858**

VS.

NAME and ADDRESS

Docket No.: **LT-0000211-08**
Date Filed: **8/07/08**



THIS IS TO NOTIFY YOU THAT:

Judgment:

Judgment was entered for: (Name) **HANSLOVAN, JAMES**

Judgment was entered against **DECKER, TERESA** in a

Landlord/Tenant action in the amount of \$ **704.70** on **8/19/08** (Date of Judgment)
The amount of rent per month, as established by the Magisterial District Judge, is \$ **400.00**.

The total amount of the Security Deposit is \$ **.00**

	Total Amount Established by MDJ	Less Security Deposit Applied	= Adjudicated Amount
Rent in Arrears	\$ 572.30	\$.00	\$ 572.30
Physical Damages Leasehold Property	\$.00	\$.00	\$.00
Damages/Unjust Detention	\$.00	\$.00	\$.00
	Less Amt Due Defendant from Cross Complaint	\$.00	\$.00
	Interest (if provided by lease)	\$.00	\$.00
	L/T Judgment Amount	\$ 572.30	\$ 572.30
	Judgment Costs	\$ 132.40	\$ 132.40
	Attorney Fees	\$.00	\$.00
<input checked="" type="checkbox"/> Possession granted.	Total Judgment	\$ 704.70	
	Post Judgment Credits	\$.00	
	Post Judgment Costs	\$.00	
	Certified Judgment Total	\$ 704.70	

Attachment Prohibited/
42 Pa.C.S. § 8127

This case dismissed without prejudice.

Possession granted.

Possession granted if money judgment is not satisfied by time of eviction.

Possession not granted.

Defendants are jointly and severally liable.

IN AN ACTION INVOLVING A RESIDENTIAL LEASE, ANY PARTY HAS THE RIGHT TO APPEAL FROM A JUDGMENT FOR POSSESSION WITHIN TEN DAYS AFTER THE DATE OF ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. THIS APPEAL WILL INCLUDE AN APPEAL OF THE MONEY JUDGMENT, IF ANY. IN ORDER TO OBTAIN A SUPERSEDEAS, THE APPELLANT MUST DEPOSIT WITH THE PROTHONOTARY/CLERK OF COURTS THE LESSER OF THREE MONTHS RENT OR THE RENT ACTUALLY IN ARREARS ON THE DATE THE APPEAL IS FILED.

IF A PARTY WISHES TO APPEAL ONLY THE MONEY PORTION OF A JUDGMENT INVOLVING A RESIDENTIAL LEASE, THE PARTY HAS 30 DAYS AFTER THE DATE OF ENTRY OF JUDGMENT IN WHICH TO FILE A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS OF THE COURT OF COMMON PLEAS, CIVIL DIVISION.

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8-14-08

Date

M. Rudella

, Magisterial District Judge

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.

Date

, Magisterial District Judge

24th
August Rent Water &
Sewer

Water 3760 Gal 3787
Sewage 3000
Rent \$ 400.00
Amt Due 467.80

IN The COURT of Common Pleas Clearfield
County Pennsylvania

James Henslawn

PLAINTIFF

VS

Terese Key Key

Defendant

DISTRICT JUSTICE APPEAL
CIVIL ACTION #2008-1634

CD

CERTIFICATE OF SERVICE

I James Henslawn PLAINTIFF Above Named
do hereby CERTIFY THAT ON 3RD day
of September 2008 caused a CERTIFIED
COPY OF THE COMPLAINT TO be delivered
to Defendant Terese Key Key

James Henslawn
PLAINTIFF

11. The Central Bank of Canada has been established.

三

SEP 07 3 2008

William A. Shaw
Prothonotary/Clerk of Courts

woodrush const

22.745

21

404 285 52907

لِلْكَوَافِرِ

—1910 —
—1910 —

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.:

46-3-03

MDJ Name: Hon.

MICHAEL A. RUDELLA

Address: **131 ROLLING STONE ROAD
PO BOX 210
KYLERTOWN, PA**

Telephone: (814) 345-6789

16847-0444

FILED

01/21/10 B&L
SEP 04 2008

**MICHAEL A. RUDELLA
131 ROLLING STONE ROAD
PO BOX 210
KYLERTOWN, PA 16847-0444**

William A. Shaw
Prothonotary/Clerk of Courts

THIS IS TO NOTIFY YOU THAT:

Judgment:

FOR PLAINTIFF

Judgment was entered for: (Name) **HANSLOVAN, JAMES**

Judgment was entered against **KAY, SHAWN**

Landlord/Tenant action in the amount of \$ **704.70** on **8/19/08** (Date of Judgment)

The amount of rent per month, as established by the Magisterial District Judge, is \$ **400.00**.

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Physical Damages Leasehold Property	\$.00	-\$.00	\$.00
Damages/Unjust Detention	\$.00	-\$.00	\$.00
		Less Amt Due Defendant from Cross Complaint	-\$.00
		Interest (if provided by lease)	\$.00
		L/T Judgment Amount	\$ 572.30
		Judgment Costs	\$ 132.40
		Attorney Fees	\$.00
		Total Judgment	\$ 704.70
		Post Judgment Credits	\$ —
		Post Judgment Costs	\$ —
		Certified Judgment Total	\$ 704.70

Attachment Prohibited/
42 Pa.C.S. § 8127

This case dismissed without prejudice.

Possession granted.

Possession granted if money judgment is not satisfied by time of eviction.

Possession not granted.

Defendants are jointly and severally liable.

IN AN ACTION INVOLVING A RESIDENTIAL LEASE, ANY PARTY HAS THE RIGHT TO APPEAL FROM A JUDGMENT FOR POSSESSION WITHIN TEN DAYS AFTER THE DATE OF ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. THIS APPEAL WILL INCLUDE AN APPEAL OF THE MONEY JUDGMENT, IF ANY. IN ORDER TO OBTAIN A SUPERSEDEAS, THE APPELLANT MUST DEPOSIT WITH THE PROTHONOTARY/CLERK OF COURTS THE LESSER OF THREE MONTHS RENT OR THE RENT ACTUALLY IN ARREARS ON THE DATE THE APPEAL IS FILED.

IF A PARTY WISHES TO APPEAL ONLY THE MONEY PORTION OF A JUDGMENT INVOLVING A RESIDENTIAL LEASE, THE PARTY HAS 30 DAYS AFTER THE DATE OF ENTRY OF JUDGMENT IN WHICH TO FILE A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS OF THE COURT OF COMMON PLEAS, CIVIL DIVISION.

THE PARTY FILING AN APPEAL MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH THE NOTICE OF APPEAL, EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE MAGISTERIAL DISTRICT JUDGE.

UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

8-19-08

Date

M. A. Rudella

, Magisterial District Judge

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.

9/2/08

Date

M. A. Rudella

, Magisterial District Judge

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.:

46-3-03

MDJ Name: Hon.

MICHAEL A. RUDELLA
Address: **131 ROLLING STONE ROAD**
PO BOX 210
KYLERTOWN, PA

Telephone: (814) 345-6789

16847-0444

**NOTICE OF JUDGMENT/TRANSCRIPT
RESIDENTIAL LEASE**

PLAINTIFF: **HANSLOVAN, JAMES** NAME and ADDRESS

142 KNOX RUN RD.
MORRISDALE, PA 16858

VS.

DEFENDANT: **KAY, SHAWN, ET AL.** NAME and ADDRESS

P.O. BOX 62
MORRISDALE, PA 16858

Docket No.: **LT-0000211-08**
Date Filed: **8/07/08**



MICHAEL A. RUDELLA
131 ROLLING STONE ROAD
PO BOX 210
KYLERTOWN, PA 16847-0444

THIS IS TO NOTIFY YOU THAT:

Judgment:

Judgment was entered for: (Name) **HANSLOVAN, JAMES**

Judgment was entered against **DECKER, TERESA**

Landlord/Tenant action in the amount of \$ **704.70** on **8/19/08** (Date of Judgment)

The amount of rent per month, as established by the Magisterial District Judge, is \$ **400.00**.

The total amount of the Security Deposit is \$ **.00**

	Total Amount Established by MDJ	Less Security Deposit Applied	= Adjudicated Amount
Rent in Arrears	\$ 572.30	-\$.00	\$ 572.30
Physical Damages Leasehold Property	\$.00	-\$.00	\$.00
Damages/Unjust Detention	\$.00	-\$.00	\$.00
	Less Amt Due Defendant from Cross Complaint	-\$.00	
	Interest (if provided by lease)	\$.00	
	L/T Judgment Amount	\$ 572.30	
	Judgment Costs	\$ 132.40	
	Attorney Fees	\$.00	
<input checked="" type="checkbox"/> Possession granted.	Total Judgment	\$ 704.70	
	Post Judgment Credits	\$ —	
	Post Judgment Costs	\$ —	
<input type="checkbox"/> Possession granted if money judgment is not satisfied by time of eviction.	Certified Judgment Total	\$ 704.70	
<input type="checkbox"/> Possession not granted.	<input type="checkbox"/> Defendants are jointly and severally liable.		

IN AN ACTION INVOLVING A RESIDENTIAL LEASE, ANY PARTY HAS THE RIGHT TO APPEAL FROM A JUDGMENT FOR POSSESSION WITHIN TEN DAYS AFTER THE DATE OF ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. THIS APPEAL WILL INCLUDE AN APPEAL OF THE MONEY JUDGMENT, IF ANY. IN ORDER TO OBTAIN A SUPERSEDEAS, THE APPELLANT MUST DEPOSIT WITH THE PROTHONOTARY/CLERK OF COURTS THE LESSER OF THREE MONTHS RENT OR THE RENT ACTUALLY IN ARREARS ON THE DATE THE APPEAL IS FILED.

IF A PARTY WISHES TO APPEAL ONLY THE MONEY PORTION OF A JUDGMENT INVOLVING A RESIDENTIAL LEASE, THE PARTY HAS 30 DAYS AFTER THE DATE OF ENTRY OF JUDGMENT IN WHICH TO FILE A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS OF THE COURT OF COMMON PLEAS, CIVIL DIVISION.

THE PARTY FILING AN APPEAL MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH THE NOTICE OF APPEAL. EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE MAGISTERIAL DISTRICT JUDGE.

UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

8-19-08

Date

M A Rudella

, Magisterial District Judge

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.

9/2/08

Date

M A Rudella

, Magisterial District Judge

Answer to Complaint

In the Court of Common Pleas Clearfield County, Pennsylvania

James Hanslovan
Plaintiff

vs.
Teresa Kay Kay
Defendant

Address
142 Knox Run RD
Morrisdale, PA 16858

79 Lamb dr lot#21
PO Box 62
Morrisdale, PA 16858

Civil Court Docket # 2008-1624-CD

2008-1634-CD

1. Paragraph 1 of complaint is admitted.
2. Paragraph 2 of complaint is admitted and denied because we have not paid any rent, water, and sewage; but we did attempt to pay him on several different occasions. Once I offered him \$134.00 on July 11, 2008. He said he would not except it and then on July 14, 2008 I offered him \$242.00 He then again denied it. A couple of weeks later he brought me an eviction notice which I took to welfare and they sent him a check for \$400.00 which he also refused. I also offered him everything that was owed on August 19, 2008 at the eviction hearing at Magistrate Rudellas office minus the \$400.00 that welfare already sent him and he denied it stating he doesn't rent to people on welfare.
3. Paragraph 3 of complaint is admitted.
4. Paragraph 4 of complaint is admitted.

FILED
010:50 AM Def.
SEP 16 2008
(GIO)

William A. Shaw
Prothonotary/Clerk of Courts

5. Paragraph 5 of complaint is denied. We do have a reason to appeal this because we have offered the plaintiff money on several occasions and he denied it also he has not fixed anything we have asked him to. We are also not living at the residence without payment because it is paid at the prothonotary office.

6. Paragraph 6 is admitted but the reason is because we don't believe we owe that money or we should be evicted because we offered him the money even though he will not fix anything.

I Teresa Kay Kay verify that the statements made in this answer to complaint are true and correct.

Teresa Kay Kay
Defendant

09/14/08

Counterclaim

1. He has refused to repair anything.

a. We asked him to take care of the severe ant and flea problem we have had since the first week we moved in we told him also the first week and he told us that it is our problem. We have set off bombs 3 times and we still have the ants.

b. We asked to repair the plunger on our screen door because it has injured me and he has still not fixed it injured my one year old son.

c. We also told him to fix the wiring to the arch light outside in our yard and he has not done it.

2. He has been running an arch light off of our electricity and never informed us until a month later when he came up yelling that my husband shut the breaker off which we did because the wiring is unsafe and can harm our kids and we were not paying the electricity for the light to be on.

I Teresa Kay Kay that these statements in my counterclaim are true and

correct.

Teresa Kay Kay
Defendant

09/14/08

Special Defenses

1. The eviction notice that the plaintiff James Hanslovan gave us did not give enough time he gave us the eviction notice on July 28, 2008 and went to the magistrate office and filed to take us into a hearing on August 7, 2008 and by the law he has to give us 20 days from the time he served us the eviction notice to the time he filed at the magistrate.
2. The security was also not deducted off of the judgement

I Teresa Kay Kay verify that the statements made in this Special Defenses are true and correct.

Teresa Kay Kay
Defendant

09/14/08

FILED

SEP 16 2008

William A. Shaw
Prothonotary/Clerk of Courts

10700

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highly correlated with the degree of soil water availability and the mean soil water content (Fig. 3). The correlation coefficient was 0.92, $P < 0.001$ and the regression equation was $y = 0.76 + 0.0001x$ (where y is the degree of soil water availability and x is the mean soil water content).

2020-07-07 10:00:00 2020-07-07 10:00:00 2020-07-07 10:00:00 2020-07-07 10:00:00

1000

COURT OF COMMON PLEAS CLFD Co.
Dockett # 2008-1634-CD

September 26, 2008

Plaintiff James Henslawn

Defendant Terese Key Key

Plaintiff Filed Complaint

Defendant Answered Complaint

Sept 16, 2008

I James Henslawn Plaintiff

14219 NOX Run Road MORRISDALE RD Pa
Phone 814.345-5277

Apply for Hearing in Above Dockett
as soon as possible. Defendant Pays no
Rent, Water & Sewer James Henslawn

FILED ^{PA}

SEP 25 2008

010:15

William A. Shaw
Prothonotary/Clerk of Courts

No C/C

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY PENNSYLVANIA

James Hanslovan
(Plaintiff)

CIVIL ACTION 08-1634-CO

142 Knox Run Road
(Street Address)

No. 2008-1624-CO

Morrisdale RD Pa 16858
(City, State ZIP)

Type of Case: Civil

Type of Pleading: _____

VS.

Teresa Key Key
(Defendant)

Filed on Behalf of:

James Hanslovan
(Plaintiff/Defendant)

79 Lamb Dr 10 lot #21
(Street Address)

Morrisdale Pa 16858
(City, State ZIP)

James Hanslovan
(Filed by)

142 Knox Run Road Morrisdale Pa 16858
(Address)

814-345-5277
(Phone)

James Hanslovan
(Signature)

FILED

02-14501
OCT 20 2008

5
William A. Shaw
Prothonotary/Clerk of Courts

1CC J. Hanslovan

* Hanslovan pd. 20.00

(GW)

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

Civil Trial Listing/Certificate of Readiness

Plaintiff(s): James Handloser

Case Number: 2008-01634 C.D

Defendant(s): TERESA KAY KAY

To the Prothonotary:

Arbitration Limit: _____

Type Trial Requested: _____ Jury

_____ Non-Jury

Estimated Trial Time: _____

_____ Arbitration

Jury Demand Filed By: _____

Date Jury Demand Filed: _____

Please place the above-captioned case on the trial list. I certify that all discovery in the case has been completed; all necessary parties and witnesses are available; serious settlement negotiations have been conducted; the case is ready in all respects for trial, and a copy of this Certificate has been served upon all counsel of record and upon all parties of record who are not represented by counsel.

James Handloser
(Signature)

10-20-08
(Date)

For the Plaintiff: James Handloser 814-345-5277 Telephone Number

For the Defendant: TERESA KAY KAY Telephone Number

For Additional Defendant: _____ Telephone Number

Certification of Current Address for all parties or counsel of record:

Name: James Handloser Address: 142 KNOX Run Road City/State/Zip: 16868
Name: TERESA KAY KAY Address: 7912nd Drive City/State/Zip: 16868
Name: _____ Address: _____ City/State/Zip: _____
Name: _____ Address: _____ City/State/Zip: _____
Name: _____ Address: _____ City/State/Zip: _____
Name: _____ Address: _____ City/State/Zip: _____

FILED

OCT 20 2008

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JAMES HANSLOVAN

CIVIL DIVISION

Plaintiff

No. 08 - 01634 - CD

vs.

PRAECIPE FOR TERMINATION OF
SUPERSEDEAS

TERESA KAY KAY

Defendant

Filed on Behalf of:

Plaintiff, Teresa Kay Kay

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

NOV 18 2008

02:50

William A. Shaw

Prothonotary/Clerk of Courts

S CENTS TO ATTY &
mailed cent to
DEPT.

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

JAMES HANSLOVAN :
Plaintiff :
:
vs. : No. 2008 - 01634 - CD
:
TERESA KAY KAY :
Defendant :

PRAECIPE FOR TERMINATION OF SUPERSEDEAS

TO: WILLIAM SHAW, PROTHONOTARY

Please terminate the Supersedeas in the within action for failure of the Appellant to pay monthly rental as required by Pa.R.C.P.D.J. No. 1008 for a period in excess of thirty (30) days.


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

Upon confirmation of failure of the Appellant to deposit the monthly rent for more than thirty (30) days, the Supersedeas is terminated.


WILLIAM SHAW, PROTHONOTARY

Nov. 18, 2008.

DATE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JAMES HANSLOVAN

CIVIL DIVISION

Plaintiff

No. 08 - 01634 - CD

vs.

CERTIFICATE OF SERVICE

TERESA KAY KAY

Defendant

Filed on Behalf of:

Plaintiff, Teresa Kay Kay

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

NOV 18 2008

612-501w
William A. Shaw
Prothonotary/Clerk of Courts

No C/C

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

JAMES HANSLOVAN :
Plaintiff :
:
vs. : No. 2008 - 01634 - CD
:
TERESA KAY KAY :
Defendant :

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on November 14, 2008, a true and correct copy of a Praeclipe for Termination of Supersedeas in the above matter was served on the following by depositing said copy in the United States Mail, first class, postage prepaid and addressed as follows:

Shawn Kay
Teresa Decker
P.O. Box 62
Morrisdale, PA 16858

DATE: 11/14/08

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

JAMES HANSLOVAN

vs.

: No. 08-1634-CD

TERESE KAY KAY

FILED

DEC 12 2008

711-30/610
William A. Shaw
Prothonotary/Clerk of Courts

SENT TO C/A

ORDER

NOW, this 12th day of December, 2008, it is the ORDER of the Court that the above-captioned matter is scheduled for Arbitration on Tuesday, January 13, 2009 at 1:00 P.M. in the Conference/Hearing Room No. 3, 2nd Floor, Clearfield County Courthouse, Clearfield, PA. The following have been appointed as Arbitrators:

Kim C. Kesner, Esquire, Chairman

Frederick M. Neiswender, Esquire

Linda Lewis, Esquire

Pursuant to Local Rule 1306A, you must submit your Pre-Trial Statement seven (7) days prior to the scheduled Arbitration. The original should be forwarded to the Court Administrator's Office and copies to opposing counsel and each member of the Board of Arbitrators. For your convenience, a Pre-Trial (Arbitration) Memorandum Instruction Form is enclosed as well as a copy of said Local Rule of Court.

BY THE COURT


FREDRIC J. AMMERMAN
President Judge

FILED

DEC 12 2013

William A. Shaeffer
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

James Hanslovan

vs.

Teresa Kay Kay

No. 2008-01634-CD

OATH OR AFFIRMATION OF ARBITRATORS

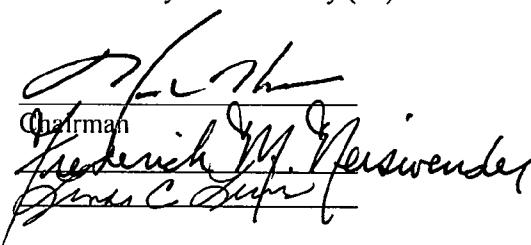
Now, this 13th day of January, 2009, we the undersigned, having been appointed arbitrators in the above case do hereby swear, or affirm, that we will hear the evidence and allegations of the parties and justly and equitably try all matters in variance submitted to us, determine the matters in controversy, make an award, and transmit the same to the Prothonotary within twenty (20) days of the date of hearing of the same.

Kim C. Kesner, Esq.

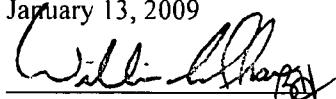
Chairman

Frederick Neiswender, Esq.

Linda C. Lewis, Esq.



Sworn to and subscribed before me this
January 13, 2009



Prothonotary

FILED Notice of
Award mailed
01/13/2009 to J. Colavacchi
JAN 13 2009 and def.
1/13/09

By William A. Shaw
Prothonotary/Clerk of Courts

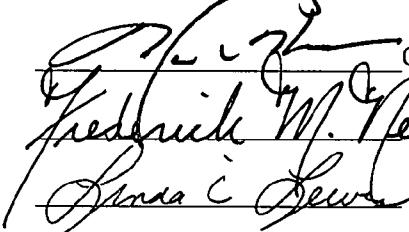
AWARD OF ARBITRATORS

Now, this 13 day of JAN, 2009, we the undersigned arbitrators appointed in this case, after being duly sworn, and having heard the evidence and allegations of the parties, do award and find as follows:

in favor of Plaintiff against Defendant
in the sum of \$3076.09 representing 6 months 13
days rent at \$400 a month, 8 months of sewer charges
at \$30 a month and water charges of \$268.35.
The lease presented
does not provide for
late charges.

Plaintiff's
+ taxable
costs follow
the verdict.

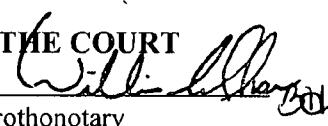
(Continue if needed on reverse.)



ENTRY OF AWARD

Now, this 13th day of January, 2009, I hereby certify that the above award was entered of record this date in the proper dockets and notice by mail of the return and entry of said award duly given to the parties or their attorneys.

WITNESS MY HAND AND THE SEAL OF THE COURT


Prothonotary

By _____

FILED

JAN 13 2009

William A. Shaw
Prothonotary/Clerk of Courts

COPY

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

James Hanslovan

Vs.

: No. 2008-01634-CD

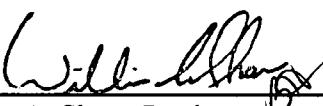
Teresa Kay Kay

NOTICE OF AWARD

TO: Joseph Colavecchi, Esq.

You are herewith notified that the Arbitrators appointed in the above case have filed their award in this office on January 13, 2009 and have awarded:

In favor of Plaintiff against Defendant in the sum of \$3,076.09 representing 6 months 13 days rent at \$400 a month, 8 months of sewer charges at \$30 a month and water charges of \$268.35. The lease presented does not provide for late charges. Plaintiff's taxable costs follow the verdict.



William A. Shaw, Prothonotary

January 13, 2009

Date

This notice of award was placed on the docket and given by mail to the parties or their attorneys on January 13, 2009 at 2:41 p.m..

An Appeal from Award of Arbitration must be filed within thirty (30) days of date of award. Filing fee is fifty percent (50%) of the total award or the amount of compensation paid to the arbitrators, whichever is the least. Arbitrators' compensation to be paid upon appeal: \$600.00.

COPY

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

James Hanslovan

Vs.

: No. 2008-01634-CD

Teresa Kay Kay

NOTICE OF AWARD

TO: Teresa Kay Kay

You are herewith notified that the Arbitrators appointed in the above case have filed their award in this office on January 13, 2009 and have awarded:

In favor of Plaintiff against Defendant in the sum of \$3,076.09 representing 6 months 13 days rent at \$400 a month, 8 months of sewer charges at \$30 a month and water charges of \$268.35. The lease presented does not provide for late charges. Plaintiff's taxable costs follow the verdict.



William A. Shaw, Prothonotary

January 13, 2009

Date

This notice of award was placed on the docket and given by mail to the parties or their attorneys on January 13, 2009 at 2:41 p.m..

An Appeal from Award of Arbitration must be filed within thirty (30) days of date of award. Filing fee is fifty percent (50%) of the total award or the amount of compensation paid to the arbitrators, whichever is the least. Arbitrators' compensation to be paid upon appeal:
\$600.00.

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

JAMES HANSLOVAN
Plaintiff
vs.
TERESA KAY KAY
Defendant

* NO. 08-1634-CD

ORDER

FILED

DEC 18 2009 (61)
07212009

William A. Shaw
Prothonotary/Clerk of Courts
Clerk to Commonwealth
Dept.

NOW, this 18th day of December, 2009, upon the Court's review of the record,
the Court finds and ORDERS as follows:

1. This case is concluded.
2. The Plaintiff James Hanslovan is deceased and no estate has been established with the Register & Recorder's Office;
3. It is the ORDER of this Court that the monies being held in escrow by the Prothonotary be sent to Velma Hanslovan, the wife of the decedent.

BY THE COURT,



FREDRIC J. AMMERMAN
President Judge

FILED
DEC 18 2000
William A. Shaw
Prothonotary/Clerk of Courts

DATE: 12-18-00
 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: W. Elmer Hanlovan
142 Knox Run Rd
Morganza, PA.
16858

w/charms
#1268
9/34.00

Clearfield County Court of Common Pleas

DISBURSEMENT

NO. 0020375

Paid to: Velma Hanslovan

Friday, December 18, 2009

\$134.00

Morrisdale PA 16858

One Hundred Thirty-Four and 00/100 Dollars

Case: 2008-01634-CD

Defendant: James Hanslovan vs. Teresa Kay Kay

For: Trust

134.00 William A. Shaw, Prothonotary/Clerk of Courts

By: _____

Deputy Clerk

Clerk: BILLSHAW

NOT NEGOTIABLE

CK # 1268 -

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JAMES HANSLOVAN

CIVIL DIVISION

Plaintiff

No. 08 - 01634 - CD

vs.

PRETRIAL MEMORANDUM

TERESA KAY KAY

Defendant

Filed on Behalf of:

Plaintiff, James Hanslovan

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

RECEIVED

JAN 06 2009

Court Administrator's
Office

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

JAMES HANSLOVAN :
Plaintiff :
:
vs. : No. 2008 - 01634 - CD
:
TERESA KAY KAY :
Defendant :

PRETRIAL MEMORANDUM

James Hanslovan, through his Attorney, Joseph Colavecchi, Esquire, files his Pretrial Memorandum and respectfully avers as follows:

BRIEF STATEMENT OF CASE

James Hanslovan entered into a Lease Agreement with Defendant who has occupied the property and failed to pay the total rent owed.

CITATION TO APPLICABLE CASE OR STATUTES

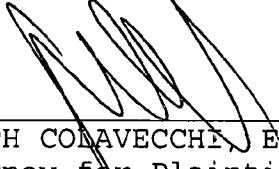
This is simply a Lease Agreement from Plaintiff to Defendant.

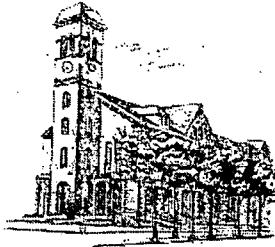
LAW OFFICES OF
COLAVECCHI
& COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

LIST OF WITNESSES

The only witness Plaintiff is calling is James Hanslovan who will testify as to the agreement and the occupation of the property by Defendant who failed to pay the rent owed.

Respectfully submitted:


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



COPY

Clearfield County Office of the Prothonotary and Clerk of Courts

William A. Shaw
Prothonotary/Clerk of Courts

Jacki Kendrick
Deputy Prothonotary/Clerk of Courts

Bonnie Hudson
Administrative Assistant

David S. Ammerman
Solicitor

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September 9, 2009

Joseph Colavecchi, Esq.
221 East Market Street
Clearfield, PA 16830

Re: James Hanslovan vs. Teresa Kay Kay
Case No.: 08-1634-CD

Dear Joseph Colavecchi, Esq.:

This letter is in regards to the sum of \$134.00 deposited into my office's escrow account August 29, 2009 on the above-captioned case. The defendant deposited this sum in order to obtain a supersedeas at the time of filing her magisterial district justice appeal. On November 18, 2008, you filed a Praeclipe to Terminate the supersedeas. The supersedeas was terminated, and the case proceeded to arbitration. The initial deposit was not addressed in the arbitration award. Judgment has not been taken on the arbitration award. I attached a copy of the docket sheet for your convenience.

It is my understanding that Mr. Hanslovan is now deceased. Please advise my office if you will be filing a Petition for Order of Court directing us to release the money to you or Mr. Hanslovan's Estate or if you wish the money to be escheated to the Commonwealth of Pennsylvania.

Sincerely,

William A. Shaw
Prothonotary

Date: 9/9/2009
Time: 02:57 PM

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Clearfield County Court of Common Pleas

User: BILLSHAW

ROA Report

Case: 2008-01634-CD

Current Judge: Fredric Joseph Ammerman

James Hanslovan vs. Teresa Kay Kay

District Justice Appeal

Date		Judge
8/29/2008	New Case Filed. Filing: IFP Petition for District Justice Appeal Paid by: Kay, Teresa (defendant) Receipt number: 1925666 Dated: 8/29/2008 Amount: \$0.00 (Cash) 1 cert. to Deft. Order, filed cert. to Defendant NOW, this 29th day of August, 2008, IFP as to filing fee only.	No Judge No Judge Fredric Joseph Ammerman
	Filing: District Justice Appeals Paid by: Kay, Teresa Kay (defendant) Receipt number: 1925667 Dated: 8/29/2008 Amount: \$0.00 (Cash) with Supersedeas Paid \$134.00 as per income limits. Mailed Cert. copies to MD, Rudella & Plaintiff.	No Judge
9/3/2008	Complaint, filed by s/ James Hanslovan, Plaintiff. 2CC Plff. with Cert. of Service.	No Judge
9/4/2008	Notice of Judgment/Transcript Residential Lease, filed.	No Judge
9/16/2008	Answer to Complaint, filed by s/ Teresa Kay Kay. 1CC Def.	No Judge
9/25/2008	Apply for Hearing, filed by James Hanslovan no cert. copies.	No Judge
10/20/2008	Filing: Praeclipe/List For Arbitration Paid by: Hanslovan, James (plaintiff) Receipt number: 1926438 Dated: 10/20/2008 Amount: \$20.00 (Cash) For: Hanslovan, James (plaintiff) Certificate of Readiness for Arbitration, filed by s/ James Hanslovan, Plaintiff No Judge 1CC J. Hanslovan	No Judge
11/18/2008	Praeclipe for Termination of Supersedeas, filed by Atty. Colavecchi Nov. 18, 2008, upon confirmation of failure of the Appellant to Deposit the monthly rent for more than thirty (30) days, the Supersedeas is TERMINATED. s/William A. Shaw, Prothonotary. 1 Cert. to Atty. and 1 Cert. mailed to Defendant. Certificate of Service, filed by Atty. Colavecchi, Served copy of Praeclipe for Fredric Joseph Ammerman Termination of Supersedeas by 1st class mail to Shawn Kay, Teresa Decke at P.O. Box 62, Morrisdale.	Fredric Joseph Ammerman
12/12/2008	Order, this 12th day of Dec., 2008, it is Ordered that the above-captioned matter is scheduled for Arbitration on Jan. 13, 2009 at 1:00 p.m. in hearing room 3. The following have been appointed as Arbitrators: Kim C. Kesner, Esquire, Chairman Frederick M. Neiswender, esquire Linda Lewis, Esquire. By The Court, /s/ Fredric J. Ammerman, Pres. Judge. CC to C/A	Fredric Joseph Ammerman
1/13/2009	Oath or Affirmation of Arbitrators, s/Kim C. Kesner, Esq., Chairman s/Frederick Neiswender, Esq. s/Linda C. Lewis, Esq. Award of Arbitrators, NOW, this 13 day of January, 2009, award and find as follows: In favor of Plaintiff against Defendant in the sum of \$3,076.09 representing 6 months 13 days rent at \$400 a month, 8 months of sewer charges at \$30 a month and water charges of \$268.35. The lease present does not provide for late charges. Plaintiff's taxable costs follow the verdict. s/Kim C. Kesner, Esq., Chairman s/Frederick Neiswender, Esq. s/Linda C. Lewis, Esq. Notice of Award mailed to J. Colavecchi, Esq. and Defendant January 13, 2009. Entry of Award, Witness My Hand and the Seal of the Court, William A. Shaw, Prothonotary	Fredric Joseph Ammerman