



In the Court of Common Pleas of Clearfield County, Pennsylvania

Civil Division

FILED

AUG 29 2008

6/11:00 a  
William A. Shaw  
Prothonotary/Clerk of Courts  
1 cent to date

James Hanslavan  
~~Teresa Kay Kay~~  
Plaintiff

Teresa Kay vs. Kay known as  
(Decker)  
~~James Hanslavan~~  
Defendant

No. 2008-1634-CD 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 2000 - 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><del>1,310.00</del> N/A</u> |
| Support Payments.....                                   | \$ | <u>N/A</u>                     |
| Disability payments.....                                | \$ | <u>1,310.00 monthly</u>        |
| Unemployment Compensation/<br>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> .00  | explain <u>Cable</u>             | <u>63.00</u> <sup>3 months</sup> <u>garbage</u>        |
|                | \$ <u>60</u> .00  | explain <u>Cell phone</u>        | <u>54.00</u> <del>3 months</del>                       |
|                | \$ <u>62</u> .00  | explain <u>Water</u>             | <u>173.00</u> <sup>3 months</sup> <u>gas for stove</u> |
|                | \$ <u>63</u> .00  | explain <u>Electric</u>          | <u>35.00</u> <u>Internet</u> <sub>monthly</sub>        |
| Groceries:     | \$ <u>100</u> .00 |                                  |  |
| Rent/Mortgage: | \$ <u>400</u> .00 | explain <u>monthly</u>           |  |
| Loan(s):       | \$ <u>0</u> .0    | explain <u>N/A</u>               |  |
| Auto Expense:  | \$ <u>59</u> .00  | explain <u>monthly Insurance</u> |  |
| Child Care:    | \$ <u>0</u> .0    | explain <u>home with kids</u>    |  |
| Miscellaneous: | \$ <u>0</u> .0    | explain <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> |
| 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> |

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

Leise Kay Kay  
Petitioner (known)  
as  
Decker

CONSENT FOR RELEASE OF CONFIDENTIAL INFORMATION

I, Teresa Kay Kay <sup>(Known as Decker)</sup>, 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 / 29 / 08

NAME: Teresa Kay Kay <sup>(known</sup> ~~as~~ <sup>as</sup> Decker)

TELEPHONE NUMBER: (814) 553 - 7503

ADDRESS: PO Box 62  
Morrisdale, PA, 16844

OTHER PARTIES INVOLVED: James Hansboun

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 husbands 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 Hansbuan  
Teresa Kay Kay  
Plaintiff

vs.  
Teresa Kay Kay (known as)  
James Hansbuan Decker  
Defendant

No. \_\_\_\_\_ C.D.

ORDER

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 / ~~DETERMINED~~. AS TO Filing fee only  
FTA

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

By the Court,

Fred Ammerman  
JUDGE FREDRIC J. AMMERMAN



INCOME LIMITS  
2008 HHS Poverty Income Guidelines  
Expressed in Monthly Amounts

| Size of Family Unit            | Poverty Guideline<br>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

JUNTY PENNSYLVANIA

James Hanstovan  
~~Teresa Kay Kay~~

VS

~~Teresa Kay Kay~~ (known as Decker)  
~~James Hanstovan~~

## SECTION 8 TENANT'S SUPERSEDEAS AFFIDAVIT

I, Teresa Kay Kay  
PO Box 62, Morrisdale, PA, 16858 (print name & address)

have filed a Praecipe 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 Praecipe 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

Teresa Kay Kay  
Signature of Tenant  
(Known as Decker)

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

## COMMONWEALTH OF PENNSYLVANIA

COURT OF COMMON PLEAS  
CLEARFIELD  
Judicial District, County Of  
46TH

**FILED**  
PAID 7134-  
NOTICE OF APPEAL AUG 29 2008  
FROM 0/1:15/11  
William A. Shaw  
Prothonotary/Clerk of Courts  
MAGISTERIAL DISTRICT JUDGE JUDGMENT NOTED  
COMMON PLEAS No. 2008-1634-CD

## NOTICE OF APPEAL

NOTED  
P. 11:15

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

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 Hanslowan  
Enter rule upon Teresa Kay Kay (known as) Decker appellee(s), to file a complaint in this appeal  
Name of appellee(s)

(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 as) Decker  
Signature of appellant or attorney or agent

RULE: To James Hanslowan 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-, 20 08

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**

**NOTICE OF JUDGMENT/TRANSCRIPT**  
**RESIDENTIAL LEASE**

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

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

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



**THIS IS TO NOTIFY YOU THAT:**

Judgment:

**FOR PLAINTIFF**

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

- ☐ 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 *MA 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

William A. Shaw  
Prothonotary/Clerk of Courts

AUG 29 2008

FILED



Date: 8/29/2008

Clearfield County Court of Common Pleas

NO. 1925670

Time: 01:31 PM

Receipt

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 |  |
|---------------|-----------|--|

Trust account

134.00

---

|        |        |
|--------|--------|
| 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 CLARKE COUNTY  
PENNSYLVANIA

FILED

200  
PIFF  
612

William A. Shaw  
Prothonotary/Clerk of Courts

Complaint

2008-1634-LD

James Henslowen Address 142 KNOX RUN ROAD

PLAINTIFF

MORRISDELE RD Pa 16888

VS

TERESA KEY KEY Address DEER CREEK RD Cambria

Defendant

HENSLAWN PERKY MORRISDELE Pa

CIVIL ACTION # 2008-1624-CV

1. NOW COMES JAMES HENSLAWN PLAINTIFF HUSBAND  
Defendant LEASED A MOBILE HOME MAY 22-2008  
PAID RENT 400.00 SECURITY 400.00
2. TO THIS DATE SEPT 3-2008 DEFENDANT HAS PAID  
NO RENT WATER OR SEWERAGE BILLS
3. PLAINTIFF WENT TO THE EVICTION PROCESS  
WITH DISTRICT MAGISTRATE MICHAEL RUDDE
4. MAGISTRATE HEARING DATE JUDGMENT FOR  
PLAINTIFF 8-19-2008 OF \$704.70
5. DEFENDANT APPEALED THIS JUDGMENT 8-29-08  
FOR NO JUST REASON OTHER THEN CONTINUE  
TO LIVE IN PLAINTIFFS 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 Henslowen  
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**

**NOTICE OF JUDGMENT/TRANSCRIPT  
RESIDENTIAL LEASE**

PLAINTIFF:

NAME and ADDRESS

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

VS.

DEFENDANT:

NAME and ADDRESS

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

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

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



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**FOR PLAINTIFF**

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

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

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

☐ 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.

8-14-08

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.

Date

, Magisterial District Judge

My commission expires first Monday of January, **2012**.

AOPC 315A-06

SEAL

24  
August Rent Water  
Day Sewer

|         |          |          |
|---------|----------|----------|
| Water   | 3760 Gal | 3787     |
| Sewer   |          | 3000     |
| Rent    |          | \$400.00 |
| Amt Due |          | 467.80   |

IN The COURT of Common Pleas Clearfield  
County Pennsylvania

James Henslowen

PLAINTIFF

VS

Teresz Key Key

Defendant

DISTRICT JUSTICE APPEAL  
CIVIL ACTION #2008-1634

CD

CERTIFICATE OF SERVICE

I James Henslowen PLAINTIFF Above Named  
do hereby CERTIFY THAT ON 3RD day  
of September 2008 Ceused a CERTIFIED  
COPY OF THE COMPLAINT To be delivord  
To Defendant TERESZ Key Key

James Henslowen  
PLAINTIFF

IN THE COURT OF COMMON PLEAS  
County of Pennsylvania

FILED

SEP 10 2008

William A. Shaw  
Prothonotary/Clerk of Courts

James H. Shaw  
Plaintiff

vs  
Teresa Kay Kay  
Defendant

I, James H. Shaw, District Judge of the County of  
Pennsylvania, do hereby certify that on and to  
of September 2, 2008, a certified  
copy of the Complaint to be docketed  
to Defendant Teresa Kay Kay

James H. Shaw  
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**

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

**FILED**  
*09/12/08*  
**SEP 04 2008**

William A. Shaw  
Prothonotary/Clerk of Courts

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



**THIS IS TO NOTIFY YOU THAT:**

Judgment:

**FOR PLAINTIFF**

- ☒ Judgment was entered for: (Name) **HANSLOVAN, JAMES**
- ☒ Judgment was entered against **KAY, SHAWN** 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**

*08-1634CD*

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

☐ 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.

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*8-19-08* Date *MA 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 *MA 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**

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

**NOTICE OF JUDGMENT/TRANSCRIPT**  
**RESIDENTIAL LEASE**

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

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

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



**THIS IS TO NOTIFY YOU THAT:**

Judgment:

- ☒ Judgment was entered for: (Name) **FOR PLAINTIFF 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  | \$ <b>572.30</b> | -\$ <b>.00</b> | \$ <b>572.30</b>   |
| Physical Damages Leasehold Property                              | \$ <b>.00</b>    | -\$ <b>.00</b> | \$ <b>.00</b>      |
| Damages/Unjust Detention   | \$ <b>.00</b>    | -\$ <b>.00</b> | \$ <b>.00</b>      |
| Less Amt Due Defendant from Cross Complaint                      |                  |                | \$ <b>.00</b>      |
| Interest (if provided by lease)                                  |                  |                | \$ <b>.00</b>      |
| L/T Judgment Amount  |                  |                | \$ <b>572.30</b>   |
| Judgment Costs   |                  |                | \$ <b>132.40</b>   |
| Attorney Fees  |                  |                | \$ <b>.00</b>      |
| <b>Total Judgment</b>  |                  |                | \$ <b>704.70</b>   |
| Post Judgment Credits  |                  |                | \$ <b>=</b>        |
| Post Judgment Costs  |                  |                | \$ <b>=</b>        |
| <b>Certified Judgment Total</b>                                  |                  |                | \$ <b>704.70</b>   |

- ☐ 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.

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**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** <sup>icc</sup>  
0110:5087 Def.  
SEP 16 2008 (610)

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 prothonatory 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 come 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 couterclaim 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

Joseph J. D.

007100

RECEIVED

On this 16th day of September 2008, I, the undersigned, Clerk of the Court, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on the records of the Court.

W. A. Shaw  
Prothonotary/Clerk of Courts

RECEIVED

COURT OF Common Pleas CLFD Co.<sup>LA</sup>  
Docket # 2008-1634-CD

September 26, 2008

Plaintiff James Henslow

Defendant TERESA Key Key

Plaintiff Filed Complaint

Defendant Answered Complaint  
SEP 16, 2008

I James Henslow Plaintiff  
142 KNOX Run Road MORRISDELE RD DE  
Phone 814-345-5277

Apply For Hearing IN Above Docket  
as soon as possible. Defendant Pays no  
Rent, water & Sewer James Henslow

FILED<sup>(R)</sup>

SEP 25 2008

0/10:15/

William A. Shaw  
Prothonotary/Clerk of Courts

no c/c

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY PENNSYLVANIA

James Henslowen  
(Plaintiff)

CIVIL ACTION 08-1634-CD

142 KNOX RUN RD  
(Street Address)

No. 2008-1624-CD

MORRISDELE RD PA 16858  
(City, State ZIP)

Type of Case: Civil

Type of Pleading: \_\_\_\_\_

VS.

Filed on Behalf of:

TERESA KEG K28  
(Defendant)

James Henslowen  
(Plaintiff/Defendant)

79 LEAN DRIVO LOT #21  
(Street Address)

MORRISDELE PA 16858  
(City, State ZIP)

James Henslowen  
(Filed by)

142 KNOX RUN RD MORRISDELE PA 16858  
(Address)

814-345-5277  
(Phone)

James Henslowen  
(Signature)

**FILED**

OCT 20 2008

William A. Shaw  
Prothonotary/Clerk of Courts

1CC J. Henslowen

Henslowen pd. 20.00

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

Civil Trial Listing/Certificate of Readiness

Plaintiff(s): JAMES HANSLON

Case Number: 2008-01634 C.V.

Defendant(s): TERESA KEY KEY

**To the Prothonotary:**

Arbitration Limit: \_\_\_\_\_

Type Trial Requested: \_\_\_\_\_ Jury \_\_\_\_\_ Non-Jury \_\_\_\_\_ Arbitration

Estimated Trial Time: \_\_\_\_\_

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 Hanslon  
(Signature)

10-20-08  
(Date)

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

For the Defendant: TERESA KEY KEY Telephone Number

For Additional Defendant: \_\_\_\_\_ Telephone Number

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

Name: JAMES HANSLON Address: 142 KNOX RUN RD City/State/Zip: 16858  
Name: TERESA KEY KEY Address: 19126 DRIVE City/State/Zip: 16858  
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

Plaintiff

vs.

TERESA KAY KAY

Defendant

CIVIL DIVISION

No. 08 - 01634 - CD

PRAECIPE FOR TERMINATION OF  
SUPERSEDEAS

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

0/2:30/

William A. Shaw  
Prothonotary/Clerk of Courts

5  
CENT TO ATT &  
MAILED CENT TO  
DEPT.

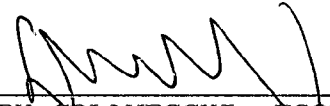
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

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

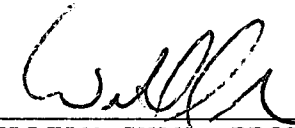
PRAECIPE FOR TERMINATION OF SUPERSEDEAS

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

Plaintiff

vs.

TERESA KAY KAY

Defendant

CIVIL DIVISION

No. 08 - 01634 - CD

CERTIFICATE OF SERVICE

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

6/2-50/12

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 Praecipe 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.

TERESE KAY KAY

No. 08-1634-CD

FILED

DEC 12 2008

07/11/30/10  
William A. Shaw

Prothonotary/Clerk of Courts

ORDER

NOW, this 12<sup>th</sup> 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, 2<sup>nd</sup> 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:



FREDRICK J. AMMERMAN  
President Judge

**FILED**

**DEC 12 2017**

**William A. Shaw  
Prothonotary/Clerk of Court**

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.

Frederick Neiswender, Esq.

Linda C. Lewis, Esq.

Chairman

Sworn to and subscribed before me this  
January 13, 2009

Prothonotary

FILED

Notice of  
Award mailed  
01/13/09 to J. Colawecchi  
and Def.  
1/13/09

JAN 13 2009

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.

Chairman

Plaintiff's  
taxable  
posts follow  
the verdict.

(Continue if needed on reverse.)

ENTRY OF AWARD

Now, this 13<sup>th</sup> 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

:

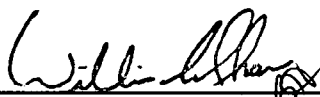
Teresa Kay Kay

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..

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(12)

**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 (610)  
012:20/c  
William A. Shaw  
Prothonotary/Clerk of Courts  
CLEAR TO CONCLUDE  
DEPT

NOW, this 18<sup>th</sup> 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 2009

William A. Shaw  
Prothonotary/Clerk of Courts

DATE: 12-18-09

☐ 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:

William HANCOCK  
142 KNOX RUN RD  
MORRISVILLE, PA.  
16858

w/charles

\$1268

\$134.00

Clearfield County Court of Common Pleas

NO. 0020375

DISBURSEMENT

Friday, December 18, 2009

Paid to: Velma Hanslovan

\$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

Plaintiff

vs.

TERESA KAY KAY

Defendant

CIVIL DIVISION

No. 08 - 01634 - CD

**PRETRIAL MEMORANDUM**

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.

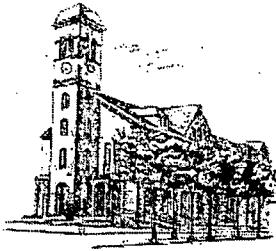
LIST OF WITNESSES

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

PO Box 549, Clearfield, PA 16830 ■ Phone: (814) 765-2641 Ext. 1330 ■ Fax: (814) 765-7659 ■ [www.clearfieldco.org](http://www.clearfieldco.org)

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 Praecipe 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

Clearfield County Court of Common Pleas

User: BILLSHAW

Time: 02:57 PM

ROA Report

Page 1 of 1

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.  | No Judge                |
|            | Filing: IFP Petition for District Justice Appeal Paid by: Kay, Teresa (defendant) Receipt number: 1925666 Dated: 8/29/2008 Amount: \$.00 (Cash) 1 cert. to Deft.   | No Judge                |
|            | Order, filed cert. to Defendant NOW, this 29th day of August, 2008, IFP as to filing fee only.   | Fredric Joseph Ammerman |
|            | Filing: District Justice Appeals Paid by: Kay, Teresa Kay (defendant) Receipt number: 1925667 Dated: 8/29/2008 Amount: \$.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 Hansloven, 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: Praeipce/List For Arbitration Paid by: Hanslovan, James (plaintiff) Receipt number: 1926438 Dated: 10/20/2008 Amount: \$20.00 (Cash) For: Hanslovan, James (plaintiff)   | No Judge                |
|            | Certificate of Readiness for Arbitration, filed by s/ James Hansloven, Plaintiff 1CC J. Hanslovan  | No Judge                |
| 11/18/2008 | Praeipce 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.  | Fredric Joseph Ammerman |
|            | Certificate of Service, filed by Atty. Colavecchi, Served copy of Praeipce for 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:<br>Kim C. Kesner, Esquire, Chairman<br>Frederick M. Neiswender, esquire<br>Linda Lewis, Esquire.<br>By The Court, /s/ Fredric J. Ammerman, Pres. Judge. CC to C/A  | Fredric Joseph Ammerman |
| 1/13/2009  | Oath or Affirmation of Abitrators, s/Kim C. Kesner, Esq., Chairman s/Frederick Neiswender, Esq. s/Linda C. Lewis, Esq.<br>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 presente 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.<br>Entry of Award, Witness My Hand and the Seal of the Court, William A. Shaw, Prothonotary | Fredric Joseph Ammerman |