

07-2118-CD

Wells Fargo vs Raymond Bennett al

PHELAN HALLINAN & SCHMIEG, LLP  
FRANCIS S. HALLINAN, ESQ., Id. No. 62695  
DANIEL G. SCHMIEG, ESQ., Id. No. 62205  
MICHELE M. BRADFORD, ESQ., Id. No. 69849  
SHEETAL SHAH-JANI, ESQ., Id. No. 81760  
JUDITH T. ROMANO, ESQ., Id. No. 58745  
JENINE R. DAVEY, ESQ., Id. No. 87077  
MICHAEL E. CARLETON, ESQ., Id. No. 203009  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000 \_\_\_\_\_ 167884

WELLS FARGO BANK, NA  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715

Plaintiff

v.

RAYMOND D. BENNETT, JR  
TINA MARIE BENNETT  
R.R. 1 BOX 566  
A/K/A RD 1 BOX 566  
A/K/A 826 LEE RUN ROAD  
MAHAFFEY, PA 15757

Defendants

**CIVIL ACTION - LAW**  
**COMPLAINT IN MORTGAGE FORECLOSURE**

**FILED** Any pd. 85.00  
m/11/13/07  
DEC 28 2007 4cc Sheriff  
William A. Shaw  
Prothonotary/Clerk of Courts

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 07-2118-CD

CLEARFIELD COUNTY

## NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
PO Box 186  
Harrisburg, PA 17108  
800-692-7375

Notice to Defend:  
David S. Meholick, Court Administrator  
Clearfield County Courthouse  
2<sup>nd</sup> and Market Streets  
Clearfield, PA 16830  
814-765-2641 x 5982

**IF THIS IS THE FIRST NOTICE THAT YOU HAVE  
RECEIVED FROM THIS OFFICE, BE ADVISED THAT:**

**PURSUANT TO THE FAIR DEBT COLLECTION  
PRACTICES ACT, 15 U.S.C. § 1692 et seq. (1977),  
DEFENDANT(S) MAY DISPUTE THE VALIDITY OF THE  
DEBT OR ANY PORTION THEREOF. IF DEFENDANT(S)  
DO SO IN WRITING WITHIN THIRTY (30) DAYS OF  
RECEIPT OF THIS PLEADING, COUNSEL FOR  
PLAINTIFF WILL OBTAIN AND PROVIDE  
DEFENDANT(S) WITH WRITTEN VERIFICATION  
THEREOF; OTHERWISE, THE DEBT WILL BE ASSUMED  
TO BE VALID. LIKEWISE, IF REQUESTED WITHIN  
THIRTY (30) DAYS OF RECEIPT OF THIS PLEADING,  
COUNSEL FOR PLAINTIFF WILL SEND DEFENDANT(S)  
THE NAME AND ADDRESS OF THE ORIGINAL  
CREDITOR, IF DIFFERENT FROM ABOVE.**

**THE LAW DOES NOT REQUIRE US TO WAIT UNTIL  
THE END OF THE THIRTY (30) DAY PERIOD  
FOLLOWING FIRST CONTACT WITH YOU BEFORE  
SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH  
THE LAW PROVIDES THAT YOUR ANSWER TO THIS**

COMPLAINT IS TO BE FILED IN THIS ACTION WITHIN TWENTY (20) DAYS, YOU MAY OBTAIN AN EXTENSION OF THAT TIME. FURTHERMORE, NO REQUEST WILL BE MADE TO THE COURT FOR A JUDGMENT UNTIL THE EXPIRATION OF THIRTY (30) DAYS AFTER YOU HAVE RECEIVED THIS COMPLAINT. HOWEVER, IF YOU REQUEST PROOF OF THE DEBT OR THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR WITHIN THE THIRTY (30) DAY PERIOD THAT BEGINS UPON YOUR RECEIPT OF THIS COMPLAINT, THE LAW REQUIRES US TO CEASE OUR EFFORTS (THROUGH LITIGATION OR OTHERWISE) TO COLLECT THE DEBT UNTIL WE MAIL THE REQUESTED INFORMATION TO YOU. YOU SHOULD CONSULT AN ATTORNEY FOR ADVICE CONCERNING YOUR RIGHTS AND OBLIGATIONS IN THIS SUIT.

IF YOU HAVE FILED BANKRUPTCY AND RECEIVED A DISCHARGE, THIS IS NOT AN ATTEMPT TO COLLECT A DEBT. IT IS AN ACTION TO ENFORCE A LIEN ON REAL ESTATE.

1. Plaintiff is

WELLS FARGO BANK, NA  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715

2. The name(s) and last known address(es) of the Defendant(s) are:

RAYMOND D. BENNETT, JR  
TINA MARIE BENNETT  
R.R. 1 BOX 566  
A/K/A RD 1 BOX 566  
A/K/A 826 LEE RUN ROAD  
MAHAFFEY, PA 15757

who is/are the mortgagor(s) and/or real owner(s) of the property hereinafter described.

3. On 12/01/2000 mortgagor(s) made, executed, and delivered a mortgage upon the premises hereinafter described to NORTH AMERICAN MORTGAGE COMPANY which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Instrument No: 200018372. By Assignment of Mortgage recorded 5/1/2007 the mortgage was Assigned To PLAINTIFF which Assignment is recorded in Assignment Of Instrument Number 200707213. The mortgage and assignment(s), if any, are matters of public record and are incorporated herein by reference in accordance with Pa.R.C.P. 1019(g); which Rule relieves the Plaintiff from its obligations to attach documents to pleadings if those documents are of public record.
4. The premises subject to said mortgage is described as attached.

5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 09/01/2007 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

Principal Balance	\$42,537.90
Interest	\$1,514.37
08/01/2007 through 12/21/2007 (Per Diem \$10.59)	
Attorney's Fees	\$1,250.00
Cumulative Late Charges	\$92.15
12/01/2000 to 12/21/2007	
Cost of Suit and Title Search	<u>\$550.00</u>
Subtotal	\$45,944.42
Escrow	
Credit	\$0.00
Deficit	\$0.00
Subtotal	<u>\$0.00</u>
<b>TOTAL</b>	<b>\$45,944.42</b>

7. If the mortgage is reinstated prior to a Sheriff's Sale, the attorney's fee set forth above may be less than the amount demanded based on work actually performed. The attorney's fees requested are in conformity with the mortgage and Pennsylvania law. Plaintiff reserves its right to collect attorney's fees up to 5% of the remaining principal balance in the event the property is sold to a third party purchaser at Sheriff's Sale, or if the complexity of the action requires additional fees in excess of the amount demanded in the Action.

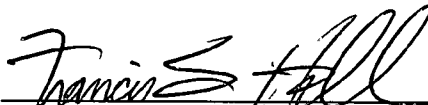
8. Plaintiff is not seeking a judgment of personal liability (or an in personam judgment) against the Defendant(s) in the Action; however, Plaintiff reserves its right to bring a separate Action to establish that right, if such right exists. If Defendant(s) has/have received a discharge of personal liability in a bankruptcy proceeding, this Action of Mortgage Foreclosure is in no way an attempt to reestablish such personal liability discharged in bankruptcy, but only to foreclose the mortgage and sell the mortgaged premises pursuant to Pennsylvania Law.



9. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$45,944.42, together with interest from 12/21/2007 at the rate of \$10.59 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

PHELAN HALLINAN & SCHMIEG, LLP

By:   
FRANCIS S. HALLINAN, ESQUIRE  
DANIEL G. SCHMIEG, ESQUIRE  
MICHELE M. BRADFORD, ESQUIRE  
SHEETAL R. SHAH-JANI, ESQUIRE  
JUDITH T. ROMANO, ESQUIRE  
JENINE R. DAVEY, ESQUIRE  
MICHAEL E. CARLETON, ESQUIRE  
Attorneys for Plaintiff

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situated in Greenwood Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a large stone with a pile of stones on the top, said stone being the corner of the Dickey property and joining the Lynn Hipps property; thence South seven (7) degrees West eleven hundred eight (1108) feet, more or less, to an iron pin, said iron pin being located fifteen (15) feet from the center of Township Road T-460; thence along the Northern right-of-way line of Township Road T-460 the following courses and distances: North seventy-seven (77) degrees West one hundred fifty-one (151) feet to an iron pin; thence North forty-nine (49) degrees West sixty-five and seven tenths (65.7) feet to an iron pin; thence North twenty-two (22) degrees West three hundred ninety (390) feet, more or less, to an iron pin, said iron pin being the Southeast corner of lands now owned by Harry L. Hipps; thence along lands of Harry L. Hipps North thirty-one (31) degrees East eight hundred fifteen (815) feet, more or less, to the stone and place of beginning. Containing six (6) acres, more or less.

EXCEPTING AND RESERVING all of the coal, clay, oil, gas and other minerals, together with the mining rights necessary to mine and remove the same by any method agreeable by both parties.

EXCEPTING AND RESERVING therefrom a tract containing 1/2 acres, more or less, conveyed by Harry L. Hipps and Joan Hipps, husband and wife, to Leo M. Surniak and Mary Alice Surniak, husband and wife, by deed dated May 20, 1967, and recorded in Clearfield County Deed Book 533, Page 304.

EXCEPTING AND RESERVING therefrom a tract containing 3.88 acres more or less, conveyed by Harry L. Hipps and Joan Hipps, husband and wife to Jerry J. and Carol A. Barrett, husband and wife, by deed dated August 14, 1969, and recorded in Clearfield County in Deed Book 551, Page 398.

EXCEPTING AND RESERVING therefrom a tract containing .5 acres more or less, conveyed by Harry L. Hipps and Joan Hipps, husband and wife, to Leo M. Surniak and Mary Alice Surniak, husband and wife, by deed dated July 19, 1969, and recorded in Clearfield County Deed Book 555, Page 556.

EXCEPTING AND RESERVING therefrom a tract containing .47 acres more or less, conveyed by Harry L. Hipps and Joan Hipps, husband and wife, to Gerald N. Matheny, James T. Adkins, and Harley Edwards, Trustees of the Bow-Gun Hunting Club by Deed dated June 14, 1969, and recorded in Clearfield County Deed Book 568, Page 565.

EXCEPTING AND RESERVING therefrom a tract containing .55 acres more or less, conveyed by Harry L. Hipps and Joan Hipps, husband and wife, to Dorsie L. Hipps and Janice K. Hipps, husband and wife, by deed dated June 16, 1978, and recorded in Clearfield County Deed Book 762, Page 296.

UNDER AND SUBJECT to all existing easements, covenants, conditions, and restrictions of record.

BEING the same premises which Harry L. Hipps and Joan Hipps, husband and wife, by Deed dated November 16, 1989 and recorded November 17, 1989 in Clearfield County in Deed Book Volume 1314 at Page 373, granted and conveyed unto Raymond D. Bennett, Jr. and Tina Maria Bennett, husband and wife.

BEING Parcel # 117-E11-21.2

BEING KNOWN AS R.R. 1 BOX 566, A/K/A RD 1 BOX 566, A/K/A 826 LEE RUN ROAD, MAHAFFEY, PA 15757

**VERIFICATION**

I hereby states that I am the attorney for the Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the Court and/or the verification could not be obtained within the time allowed for the filing of the pleading, that I am authorized to make this verification pursuant to Pa.R.C.P. 1024 (c), and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of my knowledge, information and belief.

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. Sec. 4904 relating to unsworn falsifications to authorities.

  
\_\_\_\_\_  
Attorney for Plaintiff

DATE: 12/21/07

PHELAN HALLINAN & SCHMIEG, LLP  
By: Francis S. Hallinan, Esquire  
IDENTIFICATION NO. 62695  
1617 JFK Boulevard, Suite 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, NA

Plaintiff

vs.

Raymond D. Benett, Jr  
Tina Marie Bennett

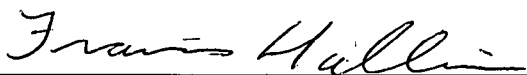
Defendant(s)

: Clearfield County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 07-2118-CD  
:  
:  
:

PRAECIPE TO SUBSTITUTE VERIFICATION  
TO CIVIL ACTION COMPLAINT  
IN MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly substitute the attached verification for the  
verification originally filed with the complaint in the instant  
matter.

  
Francis S. Hallinan, Esquire  
Attorney for Plaintiff

Dated: 3-5-08

FILED<sup>no cc</sup>  
MAR 07 2008

William A. Shaw  
Prothonotary/Clerk of Courts

**VERIFICATION**

Jamie Padmore hereby states that he/she is  
Vice President of Loan Documentation of WELLS FARGO BANK, N.A., servicing agent for Plaintiff  
in this matter, that he/she is authorized to take this Verification, and that the statements made in  
the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of his/her  
knowledge, information and belief. The undersigned understands that this statement is made  
subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

  
Name: Jamie Padmore

DATE: December 27, 2007

Title: Vice President of Loan Documentation

Company: WELLS FARGO BANK, N.A.

Loan: 8411459939

PHELAN HALLINAN & SCHMIEG, LLP  
By: Francis S. Hallinan, Esquire  
IDENTIFICATION NO. 62695  
1617 JFK Boulevard, Suite 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, NA

Plaintiff

vs.

Raymond D. Benett, Jr  
Tina Marie Bennett

Defendant(s)

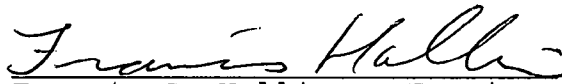
: Clearfield County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 07-2118-CD  
:  
:  
:  
:

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of  
Plaintiff's Praecipe to Substitute Verification was sent via  
first class mail to the following on the date indicated below:

Raymond D. Benett, Jr  
R.R. 1 Box 566  
Mahaffey, PA 15757

Tina Marie Bennett  
R.R. 1 Box 566  
Mahaffey, PA 15757

  
Francis S. Hallinan, Esquire  
Attorney for Plaintiff

Dated: 3-5-07



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103600  
NO: 07-2118-CD  
SERVICE # 1 OF 4  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, NA

VS.

DEFENDANT: RAYMOND D. BENNETT, JR. and TINA MARIE BENNETT

SHERIFF RETURN

NOW, January 25, 2008 AT 1:05 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON RAYMOND D. BENNETT JR DEFENDANT AT OTHER LIBERTY MARKET PLACE, HOOVER AVE., DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO TINA MARIE BENNETT, WIFE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

RR#1 BOX 566; RD#1 BOX 566; 826 LEE RUN ROAD, MAHAFFEY, PA. "OCCUPIED"

SERVED BY: NEVLING /

FILED

9/3:15 am  
MAY 05 2008

William A. Shaw  
Prothonotary/Clerk of Courts

**IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA**

DOCKET # 103600  
NO: 07-2118-CD  
SERVICE # 2 OF 4  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, NA

vs.

DEFENDANT: RAYMOND D. BENNETT, JR. and TINA MARIE BENNETT

**SHERIFF RETURN**

---

NOW, January 25, 2008 AT 1:05 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON TINA MARIE BENNETT DEFENDANT AT OTHER LIBERTY MARKET PLACE, HOOVER AVE., DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO TINA M. BENNETT, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

RR#1 BOX 566; RD#1 BOX 566; 826 LEE RUN ROAD, MAHAFFEY, PA. "OCCUPIED"

SERVED BY: NEVLING /

**IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA**

DOCKET # 103600  
NO: 07-2118-CD  
SERVICE # 3 OF 4  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, NA

VS.

DEFENDANT: RAYMOND D. BENNETT, JR. and TINA MARIE BENNETT

**SHERIFF RETURN**

---

NOW, January 25, 2008 AT 1:05 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON RAYMOND D. BENNETT JR DEFENDANT AT OTHER LIBERTY MARKET PLACE, HOOVER AVE., DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO TINA BENNETT, WIFE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING /

**IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA**

DOCKET # 103600  
NO: 07-2118-CD  
SERVICE # 4 OF 4  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, NA

vs.

DEFENDANT: RAYMOND D. BENNETT, JR. and TINA MARIE BENNETT

**SHERIFF RETURN**

---

NOW, January 25, 2008 AT 1:05 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON TINA MARIE BENNETT DEFENDANT AT OTHER LIBERTY MARKET PLACE, HOOVER AVE., DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO TINA M. BENNETT, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103600  
NO: 07-2118-CD  
SERVICES 4  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, NA

vs.

DEFENDANT: RAYMOND D. BENNETT, JR. and TINA MARIE BENNETT

SHERIFF RETURN

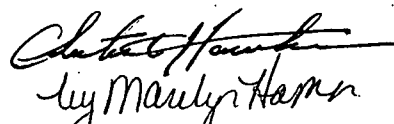
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	654533	40.00
SHERIFF HAWKINS	PHELAN	654533	60.00

Sworn to Before Me This

\_\_\_\_\_ Day of \_\_\_\_\_ 2008

So Answers,



Chester A. Hawkins  
Sheriff

Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney For Plaintiff

<b>WELLS FARGO BANK, NA</b> <b>Plaintiff</b>	:	<b>Court of Common Pleas</b>
<b>vs</b>	:	<b>Civil Division</b>
<b>RAYMOND D. BENNETT, JR</b> <b>TINA MARIE BENNETT</b> <b>Defendant</b>	:	<b>CLEARFIELD County</b>
	:	<b>No. 07-2118-CD</b>

**FILED** *iccA14*  
*m/10:49 am* *Scheiner*  
**AUG 16 2011**  
William A. Shaw  
Prothonotary/Clerk of Courts

PRAECIPE

TO THE PROTHONOTARY:

X Please withdraw the complaint and mark the action Discontinued and Ended without prejudice.

\_\_\_\_\_ Please mark the above referenced case Settled, Discontinued and Ended.

\_\_\_\_\_ Please Vacate the judgment entered and mark the action Discontinued and Ended without prejudice.

\_\_\_\_\_ Please mark the in rem judgment Satisfied and the action Discontinued and Ended.

Date: 8/15/11

By: *[Signature]*

Phelan Hallinan & Schmieg, LLP

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel G. Schmieg, Esq., Id. No. 62205  
Michele M. Bradford, Esq., Id. No. 69849  
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Lauren R. Tabas, Esq., Id. No. 93337  
Vivek Srivastava, Esq., Id. No. 202331  
Jay B. Jones, Esq., Id. No. 86657  
Peter J. Mulcahy, Esq., Id. No. 61791  
Andrew L. Spivack, Esq., Id. No. 84439  
Chrisovalante P. Fliakos, Esq., Id. No. 94620  
Joshua I. Goldman, Esq., Id. No. 205047  
Courtenay R. Dunn, Esq., Id. No. 206779  
Andrew C. Bramblett, Esq., Id. No. 208375  
Allison F. Wells, Esq., Id. No. 309519  
William E. Miller, Esq., Id. No. 308951  
Melissa J. Scheiner, Esq., Id. No. 308912  
Attorneys for Plaintiff

PHS# 167884

PHELAN HALLINAN & SCHMIEG, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, NA  
Plaintiff

vs

RAYMOND D. BENNETT, JR  
TINA MARIE BENNETT  
Defendant

Court of Common Pleas

Civil Division

CLEARFIELD County

No. 07-2118-CD

**CERTIFICATION OF SERVICE**

I hereby certify true and correct copies of the foregoing Plaintiff's Praecipe was served by regular mail to the person(s) on the date listed below:

JASON J. MAZZEI, ESQUIRE  
432 BOULEVARD OF THE ALLIES  
PROFESSIONAL OFFICE BUILDING  
PITTSBURGH, PA 15219

Date: 8/15/11

By: 

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel G. Schmieg, Esq., Id. No. 62205  
Michele M. Bradford, Esq., Id. No. 69849  
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Vivek Srivastava, Esq., Id. No. 202331  
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William E. Miller, Esq., Id. No. 308951  
Melissa J. Scheiner, Esq., Id. No. 308912  
Attorney for Plaintiff