

08-547-CD

Wells Fargo vs Brenda Haskins

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

CIVIL ACTION - LAW

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL Division

Case Number: 2008-547-CD

VS

BRENDA D. HASKINS
DEFENDANT

Type of Pleading

Mortgage Foreclosure
Praecipe for Default Judgment

Code and Classification:

Filed on Behalf Of:
Plaintiff

CERTIFICATE OF LOCATION

704 S. 6th STREET
CLEARFIELD, PA 16830

2nd Ward of the Borough of Clearfield

Map No: 4.2-K08-229-00002

Counsel of Record:

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4283

By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

FILED *Att ypd 20.00*
m/2:34:30
AUG 19 2008 *100-notice*
to Def.

William A. Shaw
Prothonotary/Clerk of Courts

Statement to
Att y

@

Original

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

VS

MORTGAGE FORECLOSURE

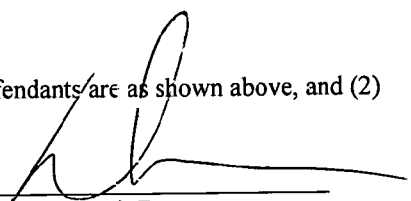
BRENDA D. HASKINS
DEFENDANT

**PRAECIPE FOR JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY Kindly enter judgment, in rem, in favor of the Plaintiff, WELLS FARGO BANK, NA AS TRUSTEE, whose address is c/o Mancini & Associates, 201 A Fairview Drive, Monaca, PA 15061, and against Defendant BRENDA D. HASKINS, whose last known address is 704 S. 6th STREET, CLEARFIELD, PA 16830 for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

Unpaid Principal Balance	\$	67,019.66
Delinquent Balance, including Interest at \$20.89 per diem From 12/01/07 to 08/01/08 (based on contract rate of 11.375%)	\$	4,797.23
Rec. Corp. Adv.	\$	000.00
Escrow Advance	\$	219.68
Accrued Late Charges	\$	439.74
Bad CK Fees	\$	00.00
Attorney's Fee	\$	<u>3,350.98</u>
Total	\$	75,827.29

I hereby certify the (1) the addresses of the Plaintiff and Defendants are as shown above, and (2) notice has been given in accordance with Rule 237.1, copy attached.


Daniel J. Mancini, Esq.
Attorney Bar No : 39353

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 8/19/08


PROTHONOTARY

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

MORTGAGE FORECLOSURE

AFFIDAVIT OF ACT 91 OF 1983

I, Daniel J. Mancini, Esquire, hereby affirm that I have complied with Act 6 and Act 91 of 1983, notice requirements in the above-captioned matter.



Daniel J. Mancini, Esquire

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
McNaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

VS

MORTGAGE FORECLOSURE

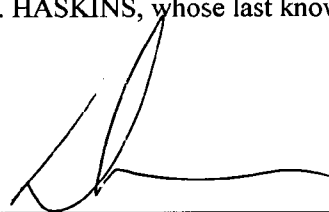
BRENDA D. HASKINS
DEFENDANT

AFFIDAVIT OF NAMES AND ADDRESSES
OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CLEARFIELD

DANIEL J. MANCINI, Esq., being duly authorized to make this affidavit on behalf of the Plaintiff in the above action WELLS FARGO BANK, NA AS TRUSTEE, being duly sworn according to law deposes and says that to the best of his knowledge, information and belief the owner of 704 S. 6th STREET, CLEARFIELD, PA 16830, the real property to be sold in the within execution and the defendants in the judgment is BRENDA D. HASKINS, whose last known address is 704 S. 6th STREET, CLEARFIELD, PA 16830.

DATE: August 1, 2008



DANIEL J. MANCINI, ESQUIRE
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)723-4233
d.mancini@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

VS

MORTGAGE FORECLOSURE

BRENDA D. HASKINS
DEFENDANT

AFFIDAVIT OF NON-MILITARY SERVICE

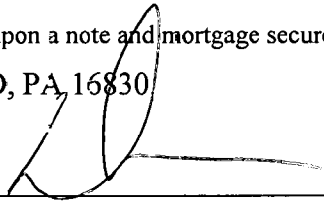
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CLEARFIELD) SS:

Daniel J. Mancini, being duly sworn according to law, deposes and says that he is the attorney of record, for the above-named Plaintiff, that he makes this Affidavit on Plaintiff's behalf, and that the statements in this Affidavit are true to the best of his knowledge, information and belief.

Defendant BRENDA D. HASKINS is over 21 years of age.

Defendant is not in the military service of the United States as contemplated by the Soldier's and Sailor's Civil Relief Act, as amended.

This affidavit is made in connection with the judgment upon a note and mortgage secured upon the premises located at 704 S. 6th STREET, CLEARFIELD, PA 16830

By: 
Daniel J. Mancini, Esq.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103960
NO: 08-547-CD
SERVICE # 1 OF 1
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, NA as Trustee
vs.
DEFENDANT: BRENDA D. HASKINS

COPY

SHERIFF RETURN

NOW, April 17 2008 AT 9:30 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON BRENDA D. HASKINS DEFENDANT AT OTHER CATALANO'S CYCLE CENTER, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BRENDA HASKINS, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: COUDRIET /

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	MANCINI	4493	10.00
SHERIFF HAWKINS	MANCINI	4493	26.00

Sworn to Before Me This

____ Day of _____ 2008

So Answers,



Chester A. Hawkins
Sheriff



10/8/07

Certificate Of Mailing

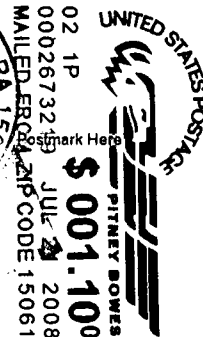
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To:

Brenda Daskewicz
704 S. 6th St.
Clearfield, PA 16830



Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

MORTGAGE FORECLOSURE

TO: BRENDA HASKINS
704 S. 6th STREET
CLEARFIELD, PA 16830

DATE OF NOTICE: July 21, 2008

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Lawyer Referral Service
Pennsylvania Lawyer Referral Service
(800) 692-7375

Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

COPY

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

VS

MORTGAGE FORECLOSURE

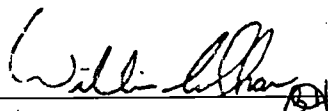
BRENDA D. HASKINS
DEFENDANT

**RULE 236
NOTICE OF DEFAULT**

To: BRENDA D. HASKINS
704 S. 6TH STREET
CLEARFIELD, PA 16830

You are hereby notified that the following Order, Decree or Judgment has been entered against you on August 14, 2008.

A Judgment of Default in the amount of \$ 75,827.29 plus costs.


Prothonctary

If you have any questions concerning the above, please contact:

DANIEL J. MANCINI, ESQUIRE
MANCINI & ASSOCIATES
201 A FAIRVIEW DRIVE
MONACA, PA 15061
724-728-4233

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY ,
PENNSYLVANIA
STATEMENT OF JUDGMENT

Wells Fargo Bank, N.A.
Plaintiff(s)

No.: 2008-00547-CD

Real Debt: \$75,827.29

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Brenda D. Haskins
Defendant(s)


Entry: \$20.00

Instrument: Default Judgment

Date of Entry: August 19, 2008

Expires: August 19, 2013

Certified from the record this 19th day of August, 2008.



William A. Shaw, Prothonotary

SIGN BELOW FOR SATISFACTION

Received on _____, _____, of defendant full satisfaction of this Judgment,
Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.

Plaintiff/Attorney

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233

FILED NO CC
372:5061
AUG 19 2008 (610)

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

VS

MORTGAGE FORECLOSURE

BRENDA D. HASKINS
DEFENDANT

LONG PROPERTY DESCRIPTION

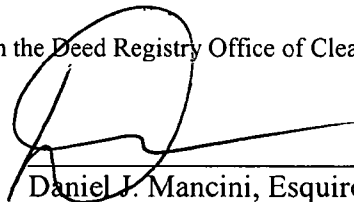
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE SECOND WARD OF THE BOROUGH OF CLEARFIELD, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEASTERN CORNER OF LOT OF CECIL R. BLOOM AT THE WESTERN LINE OF AN ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN LINE OF SAID ALLEY SIXTY (60) FEET TO A PIN; THENCE IN A WESTERLY DIRECTION AND BEING PARALLEL TO PARK AVENUE ONE HUNDRED THIRTY (130) FEET TO THE EASTERN LINE OF SIXTH STREET; THENCE ALONG THE EASTERN LINE OF SIXTH STREET SIXTY (60) FEET TO THE SOUTHWESTERN CORNER OF LOT OF CECIL R. BLOOM; THENCE ALONG THE SAID BLOOM LOT ONE HUNDRED THIRTY (130) FEET TO THE POINT AND PLACE OF BEGINNING. BEING LOTS NOS. 6 AND 7 AND PART OF 8 IN THE PLAN OF SNYDER TERRACE TO THE BOROUGH OF CLEARFIELD AND RECORDED AT CLEARFIELD IN MISCELLANEOUS BOOK X, PAGE 111.

THIS CONVEYANCE IS MADE AND ACCEPTED UPON AND SUBJECT TO THE EXPRESS CONDITION AND RESTRICTIONS THAT AT NO TIME HEREAFTER SHALL THERE BE ERECTED UPON ANY PORTION OF THE LAND HEREBY CONVEYED ANY STRUCTURE OTHER THAN A SINGLE FAMILY DWELLING HOUSE AND SUCH DOMESTIC OUTBUILDINGS AS ARE APPURTENANT OUTBUILDINGS, NOR SHALL MORE THAN ONE DWELLING HOUSE, WITH APPURTENANT OUTBUILDINGS, BE ERECTED ON ANY ONE LOT; NOR SHALL THE PREMISES EVER BE USED FOR ANY PURPOSE OTHER THAN A RESIDENTIAL PROPERTY. THIS CONDITION AND RESTRICTION SHALL NOT, HOWEVER, PREVENT THE REPLACEMENT OR RECONSTRUCTION OF ANY DWELLING HOUSE OR APPURTENANT OUTBUILDINGS, WHICH MAY HEREAFTER BE ERECTED UPON THE LOT HEREBY CONVEYED; AND IN THE EVENT OF THE REPLACEMENT OR RECONSTRUCTION OF ANY DWELLING HOUSE OR APPURTENANT OUTBUILDINGS HEREAFTER ERECTED UPON THE LOT HEREBY CONVEYED, SUCH REPLACEMENT OR RECONSTRUCTION MAY BE MADE AT A VALUATION COMPARABLE TO THE DWELLING HOUSE OR APPURTENANT OUTBUILDINGS BEING REPLACED OR RECONSTRUCTED, AND SAID RESTRICTION SHALL APPLY ONLY TO THE PREMISES HEREBY CONVEYED AND SHALL NOT APPLY TO ANY OTHER LOT OR LOTS OWNED BY THE GRANTORS PREDECESSORS IN TITLE.

DWELLING KNOWN AS 704 S. 6TH STREET, CLEARFIELD, PA 16830.

IDENTIFIED as TAX/PARCEL ID#: 4.2-K08-229-00002 in the Deed Registry Office of Clearfield County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233

FILED
OCT 30 2008
m/11:30/wn
William A. Shaw
Prothonotary/Clerk of Courts
no 9/L
G10

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

VS

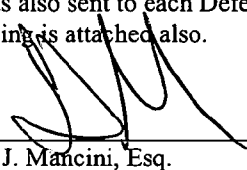
MORTGAGE FORECLOSURE

BRENDA D. HASKINS
DEFENDANT

RETURN OF SERVICE

I hereby certify that a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129 was sent to the Defendant, BRENDA D. HASKINS, at their respective address which is **704 S. 6TH STREET, CLEARFIELD, PA 16830**. The Notice of Sheriff's sale was sent by Certified / Registered Mail, which I deposited in the U.S. Mails at Monaca, Pennsylvania on October 7, 2008.

In addition to the Notice set forth above, a Notice of Sale was also sent to each Defendant via Regular First Class Mail on October 7, 2008. A copy of Certificate of Mailing is attached also.

By 
Daniel J. Mancini, Esq.
Attorney for Plaintiff

UA

FILED ICC Atty
m/ 11:59 am Mancini
NOV 10 2008
William A. Shaw
Prothonotary/Clerk of Courts

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

CIVIL ACTION – LAW

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL Division

Case Number: 2008-SUM-010

VS

Type of Pleading

Motion for Special Service in
Mortgage Foreclosure

BRENDA D. HASKINS
DEFENDANT

Code and Classification:

CERTIFICATE OF LOCATION

Filed on Behalf Of:
Plaintiff

704 S. 6th STREET
CLEARFIELD, PA 16830

Counsel of Record:

2nd Ward of the Borough of Clearfield

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

Map No: 4.2-K08-229-00002

DJM
By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Original

Daniel J. Mancini & Associates
Daniel J. Mancini, Esquire
201A Fairview Drive
Monaca, PA 15061
Phone: (724) 728-4233
Fax: (724) 728-4239
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CIVIL ACTION – LAW

CASE Nov 2008-547-CD

MORTGAGE FORECLOSURE

**MOTION FOR SPECIAL SERVICE ORDER
PURSUANT TO PA.R.C.P. 410 & 430**

AND NOW, comes Plaintiff, by and through its attorney, Daniel J. Mancini, and respectfully moves this Court pursuant to Pa.R.C.P. 410 & 430 for a Special Service Order, and in support thereof states the following:

1. Defendant, BRENDA D. HASKINS is the record owner of a property located at 704 SOUTH 6TH STREET, CLEARFIELD, PA 16830. Your Plaintiff has filed a Mortgage Foreclosure Action in the Court of Common Pleas, Clearfield County, Pennsylvania on march 26, 2008.

2. Personal Service of the Complaint was made on the Defendant BRENDA D. HASKINS by the Clearfield County Sheriff's Department on APRIL 17, 2008 at CATALANO'S CYCLE CENTER, CLEARFIELD, CLEARFIELD COUNTY, PA. An in rem Judgment was obtained on August 1, 2008 against Defendant, BRENDA D. HASKINS. Your Plaintiff then set a Sheriff Sale for NOVEMBER 7, 2008.

3. Personal Service of the Notice of Sale was attempted on the Defendant, BRENDA D. HASKINS, by the Clearfield County Sheriff's Department on AUGUST 28, 2008. The Sheriff's Return which is made part of this Motion indicates in its Affidavit of Return that Service was not made due to property being vacant.

4. I, Daniel J. Mancini, Esq., have conducted an investigation to determine the whereabouts of said Defendant as set forth in the attached Affidavit, which is

incorporated herein, and the last known address that could be found for said Defendant is as follows:

704 SOUTH 6TH STREET, CLEARFIELD, PA 16830

WHEREFORE, Plaintiff respectfully requests the Court to enter a Special Service Order directing service of Notice of Sheriff's Sale in Mortgage Foreclosure upon Defendant, BRENDA D. HASKINS, as follows:

Posting a copy of said Notice of Sale upon the premises at 704 SOUTH 6TH STREET, CLEARFIELD, PA 16830.

Mailing a copy of said Notice of Sale by both Certified Mail, return receipt requested, and ordinary first class mail to said Defendant BRENDA D. HASKINS at 704 SOUTH 6TH STREET, CLEARFIELD, PA 16830, as provided by Rule 430.

And any such other method, if any, as the court deems appropriate to give notice to the defendant.




Daniel J. Mancini, Esquire
Attorney for Plaintiff

VERIFICATION

I, Daniel J. Mancini, Esq., verify that the statements made in the foregoing Motion for Special Service Order are true and correct to the best of our 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.

DANIEL J. MANCINI AND ASSOCIATES

Date: November 7, 2008

By: 
Daniel J. Mancini, Esquire
Pittsburgh Bar # 39353
Attorney for Plaintiff
201A Fairview Drive
Monaca, PA 15061

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

CIVIL ACTION – LAW

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL Division

Case Number: 2008-5477-CD

VS

Type of Pleading

Affidavit of Investigation in
Support of Motion for Special in
Service in Mortgage Foreclosure

BRENDA D. HASKINS
DEFENDANT

Code and Classification:

CERTIFICATE OF LOCATION

Filed on Behalf Of:

Plaintiff


704 S. 6th STREET
CLEARFIELD, PA 16830

Counsel of Record:

2nd Ward of the Borough of Clearfield

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

Map No: 4.2-K08-229-00002


By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Daniel J. Mancini & Associates
Daniel J. Mancini, Esquire
201A Fairview Drive
Monaca, PA 15061
Phone: (724) 728-4233
Fax: (724) 728-4239
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO 2008-547-CD

VS

MORTGAGE FORECLOSURE

BRENDA D. HASKINS
DEFENDANT

**GOOD FAITH INVESTIGATION AFFIDAVIT
PURSUANT TO PA.R.C.P. 430**

I, Daniel J. Mancini, attorney for Plaintiff, hereby depose and state as follows:

Plaintiff or its agents have conducted an investigation to determine the whereabouts of Defendant BRENDA D HASKINS by making inquiries of or examining the following sources and learned the following respective information regarding said Defendants' last known address:

1. **Exhibit A: CLEARFIELD County Sheriff Return of Service:** The Deputy, on his Return, dated AUGUST 27, 2008, states that the property is vacant.
2. **Exhibit B: ProVest Skip Trace Results:** This is an agency that runs a National Skip Trace of various databases. ProVest checks Death Records, Employment and Creditor Records, DMV and Public Licensing Agencies, along with Postal Records and Voter and Military Records. Additionally, employees attempt to make contact with the Debtor by telephone, and call possible neighbors and relatives. The data found through this search as of November 6, 2008, has identified the most current known address of Defendant BRENDA D HASKINS as 704 SOUTH 6TH STREET, CLEARFIELD, PA 16830
3. **Exhibit C: National Comprehensive Report of Debtor Discovery:** This is a privacy secured database investigation of various databases of governmental agencies such as Department of Motor Vehicles, Social Security Administration, Bankruptcy and other Federal Courts, County Courts and Row Offices of Pennsylvania, and Voter Registration Rolls. It also provides a report based upon three separate National Credit Reporting Agencies. The data found through this search as of March 14, 2008, has identified the most current known address of BRENDA D HASKINS as being:

704 SOUTH 6TH STREET, CLEARFIELD, PA 16830.

In light of the investigation as set forth in this affidavit, Plaintiff believes that the Defendant is avoiding Service of the Notice of Sheriff's Sale in Mortgage Foreclosure.

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information, or 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.

DANIEL J. MANCINI AND ASSOCIATES

Date: November 7, 2008

By:  _____

Daniel J. Mancini, Esquire
Pennsylvania Bar # 39353
Attorney for Plaintiff

REAL ESTATE

REAL ESTATE

EXECUTION SERVICE SHEET

DKT. EX. PAGE: 20825

DEPUTY RECEIVED: August 26, 2008

[REDACTED] HASKINS

ADDRESS: [REDACTED]

LEVY & POST AT: SAME AS ABOVE

FORM [REDACTED] POST GARNISHEE

WRIT OF EXECUTION [REDACTED] POST [REDACTED] WRIT LEVY

INTERROGATORIES TO GARNISHEE WRIT OF POSSESSION

[REDACTED], POSTED OR LEVIED [REDACTED]

DATE SERVED, POSTED OR LEVIED: _____ TIME: _____

NAME OF PERSON SERVED: _____

TITLE: _____

WHERE SERVED /POSTED(ADDRESS): _____

DEFENDANT(S): RESIDENCE EMPLOYMENT

SIGNATURE OF PERSON SERVED: _____

DATE: _____

ATTEMPTS: 8/27/08

VACANT

SPECIAL DIRECTIONS:

NO 08-547-CD
BREANDA D. HASKINS

SERVED, POSTED OR LEVIED ON BY: _____

NOTES: _____

ProVest, LLC

Affidavit of Good Faith Investigation

Client provided information:

File Number: 0323108548

Attorney Firm: MANCINI & ASSOCIATES

Subject Name: Brenda D. Haskins

Property Address:

Street: 704 South 6th Street

City: Clearfield

State: PA

Zip 16830

Skip Results: Date of Birth: 07/13/1948

ProVest File Number: 1291164

Verified

Dates: As of 11/6/2008

Street: 704 South 6th Street

Phone:

City: Clearfield

State: PA

Zip: 16830

Death Records: As of 11/6/2008, the Social Security Administration has no death record on file for Brenda D. Haskins.

Social Security Number Search Completed.

Employment Search: Unable to verify current employer.

Creditor Information: Creditors indicated the last reported address for Brenda D. Haskins as 704 South 6th Street, Clearfield, PA 16830.

Department of Motor Vehicle Records: The Pennsylvania Department of Motor Vehicles provided no change for Brenda D. Haskins from 704 South 6th Street, Clearfield, PA 16830.

Public Licenses (Pilot, Real Estate, etc): Search performed provided no information.

Voter Registration Information: The County Voters Registration Office has no listing for Brenda D. Haskins.

National Postal Address Search: Has no change for Brenda D. Haskins from 704 South 6th Street, Clearfield, PA 16830.

Military Search: There was no active military status found.

Comments:

814-577-2031: Answering machine verified Brenda Haskins, reverse search verified address as 704 South 6th Street, Clearfield, PA 16830.

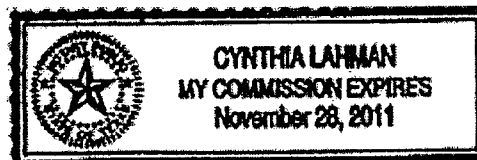
On 11/6/2008, I, Tonya Hardin being duly sworn according to the law, deposes and says: I am employed by ProVest, LLC. I have conducted an investigation into the whereabouts of the above named subject. Above are the results of my investigation.


Affiant Name: Tonya Hardin

Subscribed And Sworn to before me.


Notary Public

Date: 11/6/2008



**Locator Profile Report**[Printer-friendly format](#) [Save Report](#)

03/14/2008 - 1:03PM - Reference: None Entered

Subject**BRENDA D HASKINS**

SSN 159-42-XXXX issued in Pennsylvania between 1966 and 1967
DOB 07/XX/1948

User Supplied Information

Last Name: HASKINS
First Name: BRENDA
Middle Initial: D
SSN: 159-42-XXXX
Address 1: 704 S 6TH ST
 CLEARFIELD, PA 16830

Sections Available in Report[Click on links to see detail](#)

Subject	1 Record
Possible AKAs for Subject	1 Record
Possible Addresses Associated with Subject	3 Records
Phone Listings for Subject's Addresses	1 Record
Other People Who Have Used the Same Address of the Subject	1 Record
Neighbor Listings for Subject's Addresses	12 Records

Possible AKAs for Subject[\(1 Record\)](#) [Top](#)

Name	SSN	Date Of Birth
HASKINS, BRENDA	159-42-XXXX	07/XX/1948

Possible Addresses Associated with Subject[\(3 Records\)](#) [Top](#)



Date Range	Address/Phone	Source
08/2005 - 08/2005	914 RICHARD ST ☎ CLEARFIELD, PA 16830	Consumer Bureau 3
08/1993 - 01/2002	704 S 6TH ST ☎ CLEARFIELD, PA 16830 765-7641	Composite Info Consumer Bureau 1 Consumer Bureau 3
08/1992 - 08/1992	704 SOUHT ST 6TH ☎ CLEARFIELD, PA 16830	Consumer Bureau 1

Phone Listings for Subject's Addresses

(1 Record) Top

914 RICHARD ST CLEARFIELD, PA 16830


Name: CATALANO DONALD

Phone: (814) 765-1478  **Other People Who Have Used the Same Address of the Subject**

(1 Record) Top

914 RICHARD ST CLEARFIELD, PA 16830**1. CATALANO, DONALD JOSEP** 

DOB: 08/XX/1974 SSN: 160-40-XXXX issued in Pennsylvania between 1964 and 1966













Date Range
06/1993 - 05/2006Address
*914 RICHARD ST 
CLEARFIELD, PA 16830Phone
(814) 765-5553

* Match with one of subject's addresses

Neighbor Listings for Subject's Addresses

(12 Records) Top

914 RICHARD ST CLEARFIELD, PA 16830

TRUMAN MARY E	913 RICHARD ST	 	(814) 765-8976
TRUMAN DEBRA F	913 RICHARD ST	 	(814) 765-8976
TRUMAN THOMAS E	913 RICHARD ST	 	(814) 765-8976
FLANAGAN RUTH	916 RICHARD ST	 	(814) 765-1349
MARKOVITCH JOSEPH J	912 RICHARD ST	 	(814) 765-2014
LINSENBIGLER REBECCA N	911 RICHARD ST	 	(814) 765-2780

704 S 6TH ST CLEARFIELD, PA 16830

HARLEY EDWARD W	703 S 6TH ST	 	(814) 765-4357
HARLEY TIMOTHY	703 S 6TH ST	 	(814) 765-4357
TURNER CAROL A	706 S 6TH ST	 	(814) 765-2586
TURNER ADAM R	706 S 6TH ST	 	(814) 765-2586
KASPICK ROBERT J	708 S 6TH ST	 	(814) 765-2833
KASPICK FRANCES D	708 S 6TH ST	 	(814) 765-2833

704 SOUHT ST 6TH CLEARFIELD, PA 16830

** No Neighbors for: 704 SOUHT ST CLEARFIELD PA 16830

***** Report section(s) with no matches:**

Possible Other Social Security Numbers Associated with Subject, Possible Other Records and Names Associated with Social Security Numbers, Possible Driver Licenses, Possible High Risk Address, Possible Hunting and Fishing Licenses, Possible Relatives, Possible Licensed Drivers At Subject's Addresses

* Due to the nature of the origin of public record information, the public records and commercially available data sources used in reports may contain errors. Source data is sometimes reported or entered inaccurately, processed poorly or incorrectly, and is generally not free from defect. This product or service aggregates and reports the data, as provided by public records and commercially available data sources and is not the source of the data. Before relying on any data, it should be independently verified.

* Option Control Number: NNNN-CCLOCATE*

CPRS 040602-A 9874896

* * * END OF REPORT * * *

Daniel J. Mancini & Associates
Daniel J. Mancini, Esquire
201A Fairview Drive
Monaca, PA 15061
Phone: (724) 728-4233
Fax: (724) 728-4239
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CIVIL ACTION – LAW

CASE NO. 2008-0571-CD


MORTGAGE FORECLOSURE

MEMORANDUM IN SUPPORT OF
MOTION FOR SPECIAL SERVICE ORDER

Pursuant to Pa.R.C.P. 410 & 430 for a Special Service Order, when attempts of Personal Service are unsuccessful, Rule 410 provides that a Special Service Order can be directed by the Judge by one or more of the following methods:

- Publication as per provided by Pa R Civ P Rule 410(c) (1).
- Posting a copy of the original process on the most public part of the property by Pa R Civ P Rule 410(c) (2).
- Registered mail to the defendant's last known address by Pa R Civ P Rule 410(c) (3).
- Such other methods, if any, as the court deems appropriate to give notice to the defendant by Pa R Civ P Rule 410(c) (4).

Service of process by special order is the exception and not the rule and can only be ordered provided the requirements stated in the Rules have been met.



Daniel J. Mancini, Esquire

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

CIVIL ACTION – LAW

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CERTIFICATE OF LOCATION

704 S. 6th STREET
CLEARFIELD, PA 16830

2nd Ward of the Borough of Clearfield

Map No: 4.2-K08-229-00002

CIVIL Division

Case Number: 2008-547-CD

Type of Pleading


Order for Special Service in
Mortgage Foreclosure

Code and Classification:

Filed on Behalf Of:
Plaintiff

Counsel of Record:

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233


By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

FILED pd \$95.00 Atty
m/11:45 am 1cc Atty
MAR 26 2008 1cc Shff
(SM)

William A. Shaw
Prothonotary/Clerk of Courts

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

CIVIL ACTION – LAW

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL Division

Case Number: 2008-547-CD

VS

Type of Pleading

Complaint in
Mortgage Foreclosure

BRENDA D. HASKINS
DEFENDANT

Code and Classification:

CERTIFICATE OF LOCATION

Filed on Behalf Of:
Plaintiff

704 S. 6th STREET
CLEARFIELD, PA 16830

Counsel of Record:

2nd Ward of the Borough of Clearfield

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

Map No: 4.2-K08-229-00002

By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CIVIL ACTION – LAW

CASE NO

MORTGAGE FORECLOSURE

CIVIL ACTION – LAW
COMPLAINT IN MORTGAGE FORECLOSURE
NOTICE

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Lawyer Referral Service
Pennsylvania Lawyer Referral Service
(800) 692-7375

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
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IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO

VS

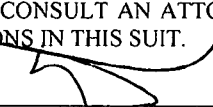
MORTGAGE FORECLOSURE

BRENDA D. HASKINS
DEFENDANT

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.



Daniel J. Mancini, Esq.

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CIVIL ACTION – LAW

CASE NO

MORTGAGE FORECLOSURE

COMPLAINT IN MORTGAGE FORECLOSURE

1. Plaintiff is: WELLS FARGO BANK, NA AS TRUSTEE, whose address is c/o Mancini & Associates, 201 A Fairview Drive, Monaca, PA 15061.
2. Defendant is BRENDA D. HASKINS, whose last known address is 704 S. 6th STREET, CLEARFIELD, PA 16830. BRENDA D. HASKINS is the mortgagor and the recorded owner of the mortgaged property hereinafter described.
3. On or about, December 12, 2004, BRENDA D. HASKINS borrowed \$68,400.00 and in the enforcement of said debt executed and delivered a mortgage upon the premises hereinafter described to the lender ARGENT MORTGAGE COMPANY, LLC, this mortgage is recorded in the Office of the Recorder of Deeds of Clearfield County in Instrument #: 200500277. This mortgage is incorporated herein by reference in accordance with Pa. R.C.P. 1019 (g). Your plaintiff, WELLS FARGO BANK, NA AS TRUSTEE, is now the current owner of said mortgage, and the assignment evidencing this ownership will be sent for recording at a later date.
4. The land subject to the Mortgage is 704 S. 6th STREET, CLEARFIELD, PA 16830, and is more particularly described in Exhibit "A", which is attached hereof and part of this Complaint.
5. The Mortgage is in default because monthly payments of principal and interest upon said mortgage due January 1, 2008, and each month thereafter are due and unpaid, and by the terms of said Mortgage, upon default in such payments for a period of one month, the entire principal balance and all interest due thereon are collectible forthwith.

Unpaid Principal Balance	\$	67,019.66
Delinquent Balance, including Interest at \$20.89 per diem From 12/01/07 to 03/25/08 (based on contract rate of 11.375%)	\$	2,091.40
Rec. Corp. Adv.	\$	000.00
Escrow Advance	\$	219.68
Accrued Late Charges	\$	249.09
Bad CK Fees	\$	00.00
Attorney's Fee	\$	<u>3,350.98</u>
Total	\$	72,930.81

** Together with interest at the per diem rate noted above after January 1, 2008 and other charges and costs to date of Sheriff's Sale. The Attorney's Fees set forth above are in conformity with the Mortgage documents and Pennsylvania law, and will be collected in the event of a third party purchaser at Sheriff's Sale. If the Mortgage is reinstated prior to the sale, reasonable attorney's fees will be charged in accordance with the reduction provisions of Act 6, if applicable, or that are actually incurred by Plaintiff.

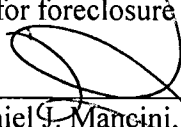
6. No judgment has been entered upon said Mortgage in any jurisdiction.

7. The combined notice specified by the Pennsylvania Homeowner's Emergency Mortgage Assistance Program, Act 91 of 1983 and Notice of Intention to Foreclose under Act 6 of 1974 has been sent to each defendant on January 4, 2008, via certified and regular mail, in accordance with the requirements of those acts.

8. Defendant is not a member of the Armed Forces of the United States of America, nor engaged in any way which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

9. The Defendant has either failed to meet the time limitations as set forth under the Combined Act 6/91 Notice or have been determined by the Pennsylvania Housing Finance Agency not to qualify for Mortgage Assistance.

WHEREFORE, Plaintiff demands judgment in mortgage foreclosure '**IN REM**' for the aforementioned total amount due together with interest at the rate of 11.375% (\$20.89 per diem), together with other charges and costs including escrow advances incidental thereto to the date of Sheriff's Sale and for foreclosure and sale of the property within described.


 Daniel J. Mancini, Esq.
 Attorney Bar: PA 39353

LEGAL DESCRIPTION for 04CR10703:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE SECOND WARD OF THE BOROUGH OF CLEARFIELD, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEASTERN CORNER OF LOT OF CECIL R. BLOOM AT THE WESTERN LINE OF AN ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN LINE OF SAID ALLEY SIXTY (60') FEET TO A PIN; THENCE IN A WESTERLY DIRECTION AND BEING PARALLEL TO PARK AVENUE ONE HUNDRED THIRTY (130') FEET TO THE EASTERN LINE OF SIXTH STREET; THENCE ALONG THE EASTERN LINE OF SIXTH STREET SIXTY (60') FEET TO THE SOUTHWESTERN CORNER OF LOT OF CECIL R. BLOOM; THENCE ALONG THE SAID BLOOM LOT ONE HUNDRED THIRTY (130') FEET TO THE POINT AND PLACE OF BEGINNING. BEING LOTS NOS. 6 AND 7 AND PART OF 8 IN THE PLAN OF SNYDER TERRACE TO THE BOROUGH OF CLEARFIELD AND RECORDED AT CLEARFIELD IN MISCELLANEOUS BOOK X, PAGE 111.

THIS CONVEYANCE IS MADE AND ACCEPTED UPON AND SUBJECT TO THE EXPRESS CONDITION AND RESTRICTIONS THAT AT NO TIME HEREAFTER SHALL THERE BE ERECTED UPON ANY PORTION OF THE LAND HEREBY CONVEYED ANY STRUCTURE OTHER THAN A SINGLE FAMILY DWELLING HOUSE AND SUCH DOMESTIC OUTBUILDINGS AS ARE APPURTENANT OUTBUILDINGS, NOR SHALL MORE THAN ONE DWELLING HOUSE, WITH APPURTENANT OUTBUILDINGS, BE ERECTED ON ANY ONE LOT; NOR SHALL THE PREMISES EVER BE USED FOR ANY PURPOSE OTHER THAN A RESIDENTIAL PROPERTY. THIS CONDITION AND RESTRICTION SHALL NOT, HOWEVER, PREVENT THE REPLACEMENT OR RECONSTRUCTION OF ANY DWELLING HOUSE OR APPURTENANT OUTBUILDINGS, WHICH MAY HEREAFTER BE ERECTED UPON THE LOT HEREBY CONVEYED; AND IN THE EVENT OF THE REPLACEMENT OR RECONSTRUCTION OF ANY DWELLING HOUSE OR APPURTENANT OUTBUILDINGS HEREAFTER ERECTED UPON THE LOT HEREBY CONVEYED; AND IN THE EVENT OF THE REPLACEMENT OR RECONSTRUCTION OF ANY DWELLING HOUSE OR APPURTENANT OUTBUILDINGS HEREAFTER ERECTED UPON THE LOT HEREBY CONVEYED, SUCH REPLACEMENT OR RECONSTRUCTION MAY BE MADE AT A VALUATION COMPARABLE TO THE DWELLING HOUSE OR APPURTENANT OUTBUILDINGS BEING REPLACED OR RECONSTRUCTED, AND SAID RESTRICTION SHALL APPLY ONLY TO THE PREMISES HEREBY CONVEYED AND SHALL NOT APPLY TO ANY OTHER LOT OR LOTS OWNED BY THE GRANTORS PREDECESSORS IN TITLE.



U23027558-01CA20

REFINANCE MORTGAGE
LOAN# 0069383958-9705
US Recordings

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CIVIL ACTION – LAW


CASE NO

MORTGAGE FORECLOSURE

VERIFICATION

Daniel J. Mancini, Esq., hereby states that he is the attorney for Plaintiff in this matter, that He 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 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. Further, counsel submits that Plaintiff is outside the court's jurisdiction and verification cannot be obtained with the time allowed for filing the pleading. It is counsel's intention to substitute a verification from Plaintiff.

Dated this 25th Day of March, 2008



Daniel J. Mancini, Esq.
Attorney Bar: Pa 39353

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103960

NO: 08-547-CD

SERVICE # 1 OF 1

COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, NA as Trustee

vs.

DEFENDANT: BRENDA D. HASKINS

SHERIFF RETURN

NOW, April 17, 2008 AT 9:30 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON BRENDA D. HASKINS DEFENDANT AT OTHER CATALANO'S CYCLE CENTER, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BRENDA HASKINS, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: COUDRIET /

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	MANCINI	4493	10.00
SHERIFF HAWKINS	MANCINI	4493	26.00

FILED

0/2:402m
JUL 14 2008

William A. Shaw
Prothonotary/Clerk of Courts

Sworn to Before Me This

_____ Day of _____ 2008

So Answers,

Chester A. Hawkins
by *Marilyn Harris*
Chester A. Hawkins
Sheriff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233

FILED NO CC
mjd:5061
AUG 19 2008 (610)

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)**

WELLS FARGO BANK, NA AS TRUSTEE, Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **704 S. 6TH STREET, CLEARFIELD, PA 16830**.

1. Name and address of Owner(s) or reputed Owner(s):

BRENDA D. HASKINS
704 S. 6th Street
Clearfield, PA 16830

2. Name and address of Defendant(s) in the judgment:

BRENDA D. HASKINS
704 S. 6th Street
Clearfield, PA 16830

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

(PLAINTIFF IN THIS CASE)
WELLS FARGO BANK, NA AS TRUSTEE
701 Corporate Center Drive, Raleigh, NC 27607
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
2008-547-CD JUDGMENT SENT FOR RECORDING 8/18/2008 AMOUNT \$75,827.29

4. Name and address of the last recorded holder of every mortgage of record:

NONE OTHER THAN PLAINTIFF IN THIS CASE

5. Name and address of every other person who has any record lien on the property:

UNKNOWN

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:

Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
PO Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

Bureau of Individual Taxes
Inheritance Tax Division
Dept. 280601
Harrisburg, PA 17128-0601

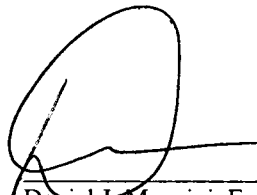
Clearfield County Domestic Relations Office
230 East Market Street
Clearfield, PA 16830

7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:

UNKNOWN

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

Dated this 18TH Day of August 2008



Daniel J. Mancini, Esq.
Attorney Bar No.: 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233

FILED
M 12:50 PM
AUG 19 2008
NG CC
(G10)
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION:

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

DWELLING KNOWN AS 704 S. 6TH STREET, CLEARFIELD, PA 16830.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE SECOND WARD OF THE BOROUGH OF CLEARFIELD, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SUTHEASTERN CORNER OF LOT OF CECIL R. BLOOM AT THE WESTERN LINE OF AN ALLEY.

THE LOCATION of your property to be sold is:

**704 S. 6TH STREET
CLEARFIELD, PA 16830**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

NO: 2008-547-CD

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property

BRENDA D. HASKINS

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Clearfield County, Pennsylvania, Clearfield County Courthouse.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

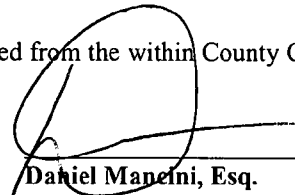
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Lawyer Referral Service
Pennsylvania Lawyer Referral Service
(800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.


Daniel Manelini, Esq.

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

CIVIL ACTION – LAW

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL Division

Case Number: 2008-547-CD

VS

Type of Pleading

BRENDA D. HASKINS
DEFENDANT

Mortgage Foreclosure
Praecipe for Writ of Execution

Code and Classification:

CERTIFICATE OF LOCATION

Filed on Behalf Of:
Plaintiff

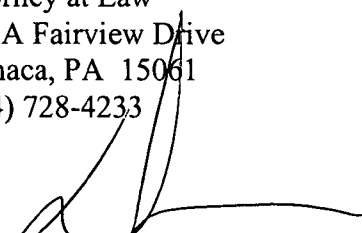
704 S. 6th STREET
CLEARFIELD, PA 16830

Counsel of Record:

2nd Ward of the Borough of Clearfield

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

Map No: 4 2-K08-229-00002


By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

FILED

AUG 14 2008

William A. Shaw
Prothonotary/Clerk of Courts

Att. pd.
20.00
ICC @ 6 wnts
w/ prop desc
to Sheriff

(610)

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
manciniilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

VS

MORTGAGE FORECLOSURE

BRENDA D. HASKINS
DEFENDANT

**PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183**

To the Director of the Office of Prothonotary

Issue writ of execution in the above matter:

Amount Due	\$	75,827.29
From 12/01/07 to 08/01/08		
(based on contract rate of 11.375%)		

Prothonotary costs	\$	135.00
--------------------	----	--------

Dated this 1ST day of August, 2008.

Daniel J. Mancini, Esq.
Attorney Bar No.: 39353

Note: Property Description Attached

LEGAL DESCRIPTION for 04CR10703:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE SECOND WARD OF THE BOROUGH OF CLEARFIELD, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN CORNER OF LOT OF CECIL R. BLOOM AT THE WESTERN LINE OF AN ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN LINE OF SAID ALLEY SIXTY (60') FEET TO A PIN; THENCE IN A WESTERLY DIRECTION AND BEING PARALLEL TO PARK AVENUE ONE HUNDRED THIRTY (130') FEET TO THE EASTERN LINE OF SIXTH STREET; THENCE ALONG THE EASTERN LINE OF SIXTH STREET SIXTY (60') FEET TO THE SOUTHWESTERN CORNER OF LOT OF CECIL R. BLOOM; THENCE ALONG THE SAID BLOOM LOT ONE HUNDRED THIRTY (130') FEET TO THE POINT AND PLACE OF BEGINNING, BEING LOTS NOS. 6 AND 7 AND PART OF 8 IN THE PLAN OF SNYDER TERRACE TO THE BOROUGH OF CLEARFIELD AND RECORDED AT CLEARFIELD IN MISCELLANEOUS BOOK X, PAGE 111.

THIS CONVEYANCE IS MADE AND ACCEPTED UPON AND SUBJECT TO THE EXPRESS CONDITION AND RESTRICTIONS THAT AT NO TIME HEREAFTER SHALL THERE BE ERECTED UPON ANY PORTION OF THE LAND HEREBY CONVEYED ANY STRUCTURE OTHER THAN A SINGLE FAMILY DWELLING HOUSE AND SUCH DOMESTIC OUTBUILDINGS AS ARE APPURTENANT OUTBUILDINGS, NOR SHALL MORE THAN ONE DWELLING HOUSE, WITH APPURTENANT OUTBUILDINGS, BE ERECTED ON ANY ONE LOT; NOR SHALL THE PREMISES EVER BE USED FOR ANY PURPOSE OTHER THAN A RESIDENTIAL PROPERTY. THIS CONDITION AND RESTRICTION SHALL NOT, HOWEVER, PREVENT THE REPLACEMENT OR RECONSTRUCTION OF ANY DWELLING HOUSE OR APPURTENANT OUTBUILDINGS, WHICH MAY HEREAFTER BE ERECTED UPON THE LOT HEREBY CONVEYED; AND IN THE EVENT OF THE REPLACEMENT OR RECONSTRUCTION OF ANY DWELLING HOUSE OR APPURTENANT OUTBUILDINGS HEREAFTER ERECTED UPON THE LOT HEREBY CONVEYED, SUCH REPLACEMENT OR RECONSTRUCTION MAY BE MADE AT A VALUATION COMPARABLE TO THE DWELLING HOUSE OR APPURTENANT OUTBUILDINGS BEING REPLACED OR RECONSTRUCTED, AND SAID RESTRICTION SHALL APPLY ONLY TO THE PREMISES HEREBY CONVEYED AND SHALL NOT APPLY TO ANY OTHER LOT OR LOTS OWNED BY THE GRANTORS PREDECESSORS IN TITLE.



U23027558-01CA20

REFINANCE MORTGAGE
LOAN# 0368383958-9'05
US Recordings

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

COPY

CIVIL ACTION – LAW

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL Division

Case Number: 2008-547-CD

VS

Type of Pleading

BRENDA D. HASKINS
DEFENDANT

Mortgage Foreclosure
Writ of Execution

Code and Classification:

CERTIFICATE OF LOCATION

Filed on Behalf Of:
Plaintiff

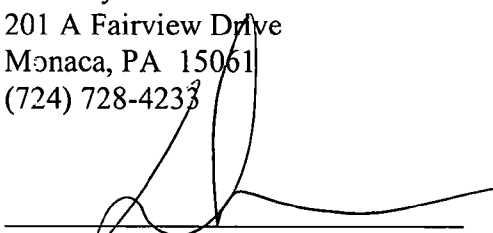
704 S. 6th STREET
CLEARFIELD, PA 16830

Counsel of Record:

2nd Ward of the Borough of Clearfield

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

Map No: 4.2-K08-229-00002


By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

MORTGAGE FORECLOSURE

Writ of Execution

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

704 S. 6TH STREET, CLEARFIELD, PA 16830

Please see attached Property description, Exhibit "A"


I verify that I am the Attorney for the Plaintiff

Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$75,827.25

INTEREST
from 12/01/07 \$ _____
to 08/01/08
(Costs to be added) \$ _____

Prothonotary costs 135.00

By 
Prothonctary

Date: 8/14/08

LEGAL DESCRIPTION for 0-CR10703:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE SECOND WARD OF THE BOROUGH OF CLEARFIELD, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN CORNER OF LOT OF CECIL R. BLOOM AT THE WESTERN LINE OF AN ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN LINE OF SAID ALLEY SIXTY (60) FEET TO A PIN; THENCE IN A WESTERLY DIRECTION AND BEING PARALLEL TO PARK AVENUE ONE HUNDRED THIRTY (130) FEET TO THE EASTERN LINE OF SIXTH STREET; THENCE ALONG THE EASTERN LINE OF SIXTH STREET SIXTY (60) FEET TO THE SOUTHWESTERN CORNER OF LOT OF CECIL R. BLOOM; THENCE ALONG THE SAID BLOOM LOT ONE HUNDRED THIRTY (130) FEET TO THE POINT AND PLACE OF BEGINNING. BEING LOTS NOS. 6 AND 7 AND PART OF 8 IN THE PLAN OF SNYDER TERRACE TO THE BOROUGH OF CLEARFIELD AND RECORDED AT CLEARFIELD IN MISCELLANEOUS BOOK X, PAGE 111.

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U23027558-01CA20

REF INANCE MORTG
LOAN# 0069383958-9785
US Recording

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233

FILED

OCT 30 2008

§ m/11:30/1
William A. Shaw
Prothonotary/Clerk of Courts
No 96 (G10)

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

VS

MORTGAGE FORECLOSURE

BRENDA D. HASKINS
DEFENDANT

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Aliquippa, Pennsylvania on October 7, 2008, a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to all lien holders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), which mailing receipts are attached. Service addresses are as follows:


Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
PO Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

Bureau of Individual Taxes
Inheritance Tax Division
Dept. 280601
Harrisburg, PA 17128-0601

Clearfield County Domestic Relations Office
230 East Market Street
Clearfield, PA 16830

Christopher Crago
138 West Market Street
Clearfield, PA 16830

By 
Daniel J. Mancini, Esq.
Attorney for Plaintiff



US- Creditor - Haskins
Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
 This form may be used for domestic and international mail.

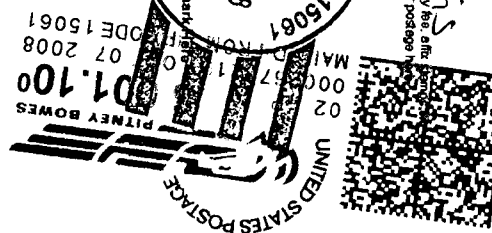
From:

Mancini & Associates
 201A Fairview Drive
 Monaca, PA 15061

To: **Dept. of Public Welfare**
TPL Casualty Unit
 ESTATE Readery Program
 PO Box 8486, Wildwood Bldg
 Harrisburg, PA 17105-8486

PS Form 3817, April 2007 PSN 7530-02-000-9065

PS Form 3817, April 2007 PSN 7530-02-000-9065



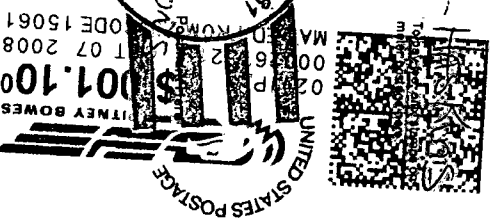
US- Creditor - Haskins
Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
 This form may be used for domestic and international mail.

From:

Mancini & Associates
 201A Fairview Drive
 Monaca, PA 15061

To: **Clearfield Co. Domestic Relations**
 230 East Market Street
 Clearfield, PA 16830



PS Form 3817, April 2007 PSN 7530-02-000-9065



US- Creditor - Haskins
Certificate of Mailing

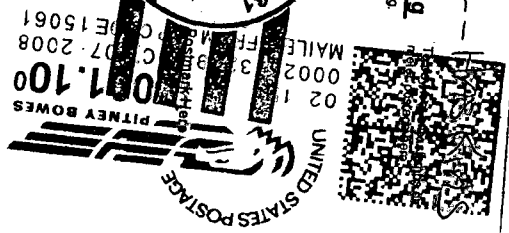
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
 This form may be used for domestic and international mail.

From:

Mancini & Associates
 201A Fairview Drive
 Monaca, PA 15061

To: **Bureau of Individual Taxes**
Inheritance Tax Division
 Dept. 280601
 Harrisburg, PA 17128

PS Form 3817, April 2007 PSN 7530-02-000-9065



US- Creditor - Haskins
Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
 This form may be used for domestic and international mail.

From:

Mancini & Associates
 201A Fairview Drive
 Monaca, PA 15061

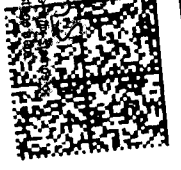
To: **Christopher Lloyd**
 138 West Market Street
 Clearfield, PA 16830



PS Form 3817, April 2007 PSN 7530-02-000-9065



1105 - Creditor - Has King



UNITED STATES POSTAGE

POSTAL SERVICE

Certificate of Mailing

To pay for meter post

meter post

meter post

meter post

meter post

meter post

meter post

meter post

meter post

meter post

meter post

meter post

meter post

From: Mancini & Associates

201A Fairview Drive
Monaca, PA 15061

OCT-7 2008

To: Dept. of Revenue

Inheritance Tax Division

Strawberry Square
Harrisburg, PA 17105

USPS



PITNEY BOWES

PS Form 3817, April 2007 PSN 7530-02-000-9065

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

MORTGAGE FORECLOSURE

NOTICE PURSUANT TO PA. R.C.P. 3129

Notice is hereby given to the following parties who hold one or more mortgage, judgment or tax liens or any claim against the real estate of **704 S. 6TH STREET, CLEARFIELD, PA 16830.**

Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
PO Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

Bureau of Individual Taxes
Inheritance Tax Division
Dept. 280601
Harrisburg, PA 17128-0601

Clearfield County Domestic Relations Office
230 East Market Street
Clearfield, PA 16830

Christopher Crago
138 West Market Street
Clearfield, PA 16830

You are hereby notified that on November 7, 2008 at 10:00 A.M. prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Clearfield County, Pennsylvania, on the judgment of, WELLS FARGO BANK NA AS TRUSTEE, the Sheriff of Clearfield County, Pennsylvania will expose at Public Sale at the **Sheriff's Office, Courthouse, Suite 116, Clearfield County, PA**, the real estate of **BRENDA D. HASKINS**, known and numbered as **704 S. 6TH STREET, CLEARFIELD, PA 16830, Clearfield County**. A description of said real estate is hereto attached.

You are further notified that a Schedule of Distribution of Proposed Distribution will be filed by the Sheriff of Clearfield County within thirty (30) days, and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

You are further notified that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

DATE: October 7, 2008

By: 

Daniel J. Mancini, Esq.
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BRENDA D. HASKINS

DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

MORTGAGE FORECLOSURE

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

WELLS FARGO BANK, NA AS TRUSTEE, Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **704 S. 6TH STREET, CLEARFIELD, PA 16830**.

1. Name and address of Owner(s) or reputed Owner(s):

BRENDA D. HASKINS
704 S. 6th Street
Clearfield, PA 16830

2. Name and address of Defendant(s) in the judgment:

BRENDA D. HASKINS
704 S. 6th Street
Clearfield, PA 16830

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

(PLAINTIFF IN THIS CASE)
WELLS FARGO BANK, NA AS TRUSTEE
701 Corporate Center Drive, Raleigh, NC 27607
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
2008-547-CD JUDGMENT SENT FOR RECORDING 8/18/2008 AMOUNT \$75,827.29

4. Name and address of the last recorded holder of every mortgage of record:

NONE OTHER THAN PLAINTIFF IN THIS CASE

5. Name and address of every other person who has any record lien on the property:

UNKNOWN

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:

Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
PO Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

Bureau of Individual Taxes
Inheritance Tax Division
Dept. 280601
Harrisburg, PA 17128-0601

Clearfield County Domestic Relations Office
230 East Market Street
Clearfield, PA 16830

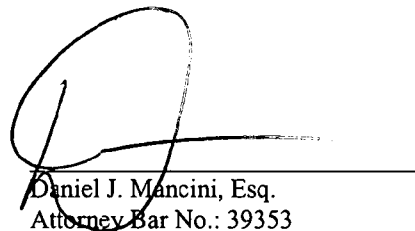
Christopher Crago
133 West Market Street
Clearfield, PA 16830

7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:

UNKNOWN

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

Dated this 7th Day of October 2008



Daniel J. Mancini, Esq.
Attorney Bar No.: 39353

LONG PROPERTY DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE SECOND WARD OF THE BOROUGH OF CLEARFIELD, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEASTERN CORNER OF LOT OF CECIL R. BLOOM AT THE WESTERN LINE OF AN ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN LINE OF SAID ALLEY SIXTY (60') FEET TO A PIN; THENCE IN A WESTERLY DIRECTION AND BEING PARALLEL TO PARK AVENUE ONE HUNDRED THIRTY (130') FEET TO THE EASTERN LINE OF SIXTH STREET; THENCE ALONG THE EASTERN LINE OF SIXTH STREET SIXTY (60') FEET TO THE SOUTHWESTERN CORNER OF LOT OF CECIL R. BLOOM; THENCE ALONG THE SAID BLOOM LOT ONE HUNDRED THIRTY (130') FEET TO THE POINT AND PLACE OF BEGINNING, BEING LOTS NOS. 6 AND 7 AND PART OF 8 IN THE PLAN OF SNYDER TERRACE TO THE BOROUGH OF CLEARFIELD AND RECORDED AT CLEARFIELD IN MISCELLANEOUS BOOK X, PAGE 111.

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DWELLING KNOWN AS 704 S. 6TH STREET, CLEARFIELD, PA 16830.

IDENTIFIED as TAX/PARCEL ID#: 4.2-K08-229-00002 in the Deed Registry Office of Clearfield County, Pennsylvania.

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE

PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CIVIL ACTION - LAW

CASE NO 2008-547-CD

MORTGAGE FORECLOSURE

ORDER FOR SERVICE

AND NOW, to wit, this 11 day of Nov, 2008, upon consideration of the within Motion for Alternative Service and its supporting Affidavit of Investigation, it appearing that a Good Faith Investigation and effort to locate the Defendant has been made by Plaintiff, it is hereby ORDERED that service of the Notice of Sheriff's Sale be made upon Defendant BRENDA D HASKINS in the following manner:

THAT a copy of the Notice be posted on the premises at 704 SOUTH 6TH STREET, CLEARFIELD, PA 16830.

THAT a copy of the Notice be also sent via Certified Mail and ordinary first class mail (service to be completed by posting of said mail) to said Defendant at 704 SOUTH 6TH STREET, CLEARFIELD, PA 16830.

THAT a copy of the Notice be published one time in The Progress (Clearfield) and the Clearfield County Legal Journal.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,

PRESIDENT JUDGE

FILED

9/4:00 PM
NOV 12 2008

ORIGINAL

William A. Shaw
Prothonotary/Clerk of Courts
2 CC Atty Mancini

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20825
NO: 08-547-CD

PLAINTIFF: WELLS FARGO BANK, NA AS TRUSTEE
vs.
DEFENDANT: BREANDA D. HASKINS
Execution REAL ESTATE

FILED
013-2061
JAN 19 2009
William A. Shaw
Prothonotary/Clerk of Courts

SHERIFF RETURN

DATE RECEIVED WRIT: 8/19/2008

LEVY TAKEN 8/27/2008 @ 11:24 AM

POSTED 8/27/2008 @ 11:34 AM

SALE HELD 1/9/2009

SOLD TO WELLS FARGO BANK, NA AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT
DATED AS OF FEBRUARY 1, 2005 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ1

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 1/19/2009

DATE DEED FILED 1/19/2009

PROPERTY ADDRESS 704 S. 6TH STREET CLEARFIELD , PA 16830

SERVICES

@ SERVED BRENDA D. HASKINS

DEPUTIES UNABLE TO SERVE BRENDA D. HASKINS, DEFENDANT, AT HER RESIDENCE 704 S. 6TH STREET, CLEARFIELD, PENNSYLVANIA BECAUSE RESIDENCE IS EMPTY.

11/13/2008 @ 3:45 PM SERVED BRENDA D. HASKINS

SERVED BRENDA D. HASKINS, DEFENDANT, AT THE CLEARFIELD COUNTY COURTHOUSE, 1 NORTH SECOND STREET, SUITE 116, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO BRENDA D. HASKINS

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING KNOW TO HIM / HER THE CONTENTS THEREOF.

@ SERVED

NOW, NOVEMBER 6, 2009 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR NOVEMBER 7, 2008 TO JANUARY 9, 2009.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20825
NO: 08-547-CD

PLAINTIFF: WELLS FARGO BANK, NA AS TRUSTEE

vs.

DEFENDANT: BREANDA D. HASKINS

Execution REAL ESTATE

SHERIFF RETURN

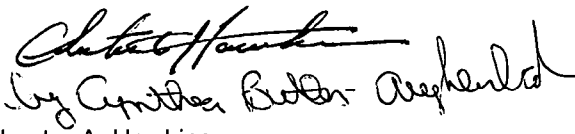
SHERIFF HAWKINS \$210.46

SURCHARGE \$20.00 PAID BY ATTORNEY

Sworn to Before Me This

_____ Day of _____ 2008

So Answers,



Chester A. Hawkins
Sheriff

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

CIVIL ACTION – LAW

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

VS

BRENDA D. HASKINS
DEFENDANT

CERTIFICATE OF LOCATION

704 S. 6th STREET
CLEARFIELD, PA 16830

2nd Ward of the Borough of Clearfield

Map No: 4.2-K08-229-00002

CIVIL Division

Case Number: 2008-547-CD

Type of Pleading

Mortgage Foreclosure
Writ of Execution

Code and Classification:

Filed on Behalf Of:
Plaintiff

Counsel of Record:

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, CLEARFIELD COUNTY PENNSYLVANIA

WELLS FARGO BANK, NA
AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-547-CD

VS

MORTGAGE FORECLOSURE

BRENDA D. HASKINS
DEFENDANT

Writ of Execution

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

704 S. 6TH STREET, CLEARFIELD, PA 16830

Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff _____
Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$75,827.29

INTEREST
from 12/01/07 \$ _____
to 08/01/08
(Costs to be added) \$ _____

Prothonotary costs 135.00

By William L. Haskins
Prothonotary

Date: 8/19/08

Received this writ this 19th day
of August A.D. 2008
At 3:00 A.M./P.M.

Charles G. Hawley
by Anthony R. Borchert

LEGAL DESCRIPTION for 04CR10703:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE SECOND WARD OF THE BOROUGH OF CLEARFIELD, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN CORNER OF LOT OF CECIL R. BLOOM AT THE WESTERN LINE OF AN ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN LINE OF SAID ALLEY SIXTY (60') FEET TO A PIN; THENCE IN A WESTERLY DIRECTION AND BEING PARALLEL TO PARK AVENUE ONE HUNDRED THIRTY (130') FEET TO THE EASTERN LINE OF SIXTH STREET; THENCE ALONG THE EASTERN LINE OF SIXTH STREET SIXTY (60') FEET TO THE SOUTHWESTERN CORNER OF LOT OF CECIL R. BLOOM; THENCE ALONG THE SAID BLOOM LOT ONE HUNDRED THIRTY (130') FEET TO THE POINT AND PLACE OF BEGINNING. BEING LOTS NOS. 6 AND 7 AND PART OF 8 IN THE PLAN OF SNYDER TERRACE TO THE BOROUGH OF CLEARFIELD AND RECORDED AT CLEARFIELD IN MISCELLANEOUS BOOK X, PAGE 111.

THIS CONVEYANCE IS MADE AND ACCEPTED UPON AND SUBJECT TO THE EXPRESS CONDITION AND RESTRICTIONS THAT AT NO TIME HEREAFTER SHALL THERE BE ERECTED UPON ANY PORTION OF THE LAND HEREBY CONVEYED ANY STRUCTURE OTHER THAN A SINGLE FAMILY DWELLING HOUSE AND SUCH DOMESTIC OUTBUILDINGS AS ARE APPURTENANT OUTBUILDINGS, NOR SHALL MORE THAN ONE DWELLING HOUSE, WITH APPURTENANT OUTBUILDINGS, BE ERECTED ON ANY ONE LOT; NOR SHALL THE PREMISES EVER BE USED FOR ANY PURPOSE OTHER THAN A RESIDENTIAL PROPERTY. THIS CONDITION AND RESTRICTION SHALL NOT, HOWEVER, PREVENT THE REPLACEMENT OR RECONSTRUCTION OF ANY DWELLING HOUSE OR APPURTENANT OUTBUILDINGS, WHICH MAY HEREAFTER BE ERECTED UPON THE LOT HEREBY CONVEYED; AND IN THE EVENT OF THE REPLACEMENT OR RECONSTRUCTION OF ANY DWELLING HOUSE OR APPURTENANT OUTBUILDINGS HEREAFTER ERECTED UPON THE LOT HEREBY CONVEYED; AND IN THE EVENT OF THE REPLACEMENT OR RECONSTRUCTION OF ANY DWELLING HOUSE OR APPURTENANT OUTBUILDINGS HEREAFTER ERECTED UPON THE LOT HEREBY CONVEYED, SUCH REPLACEMENT OR RECONSTRUCTION MAY BE MADE AT A VALUATION COMPARABLE TO THE DWELLING HOUSE OR APPURTENANT OUTBUILDINGS BEING REPLACED OR RECONSTRUCTED, AND SAID RESTRICTION SHALL APPLY ONLY TO THE PREMISES HEREBY CONVEYED AND SHALL NOT APPLY TO ANY OTHER LOT OR LOTS OWNED BY THE GRANTORS PREDECESSORS IN TITLE.



U23027558-01CA20
REFINANCE MORTGAGE
L.O.N.H. 0069263958-9795
US Recordings

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME BRENDA D. HASKINS

NO. 08-547-CD

NOW, January 19, 2009, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on January 09, 2009, I exposed the within described real estate of Breanda D. Haskins to public venue or outcry at which time and place I sold the same to WELLS FARGO BANK, NA AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2005 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ1 he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	2.00
LEVY	15.00
MILEAGE	2.00
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	5.46
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	20.00
MISCELLANEOUS	

TOTAL SHERIFF COSTS \$210.46

DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	28.50
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$28.50

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	75,827.29
INTEREST @ %	0.00
FROM TO 01/09/2009	

PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	20.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	

TOTAL DEBT AND INTEREST \$75,847.29

COSTS:

ADVERTISING	268.18
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	28.50
SHERIFF COSTS	210.46
LEGAL JOURNAL COSTS	90.00
PROTHONOTARY	135.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	1,122.91

TOTAL COSTS \$2,000.05

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE UNLESS EXCEPTIONS ARE FILED WITH THIS OFFICE **WITHIN TEN (10) DAYS FROM THIS DATE.**

CHESTER A. HAWKINS, Sheriff

11/06/2008 180 0:00 FAX 724/204239

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239

Daniel J. Mancini, Esq.
*Licensed in PA and FL

November 6, 2008

Clearfield County Sheriff
1 North 2nd Street
Suite 116
Clearfield, PA 16830

ATTN: Real Estate

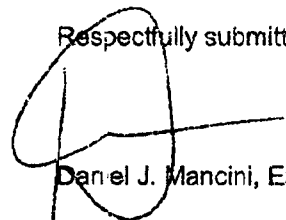
**POSTPONE SHERIFF'S SALE
BRENDA D. HASKINS
704 S. 6TH STREET
CLEARFIELD, PA 16830
2008-547-CD
SALE DATE 11/7/2008**

Dear Sheriff,

Kindly postpone the scheduled Sheriff Sale set for November 7, 2008 at 10:00 a.m. to January 9, 2009. We are in the process of a Motion for Alternative Service.

If there is anything else you may need, please do not hesitate to contact me. Thank you in advance for your cooperation.

Respectfully submitted,



Daniel J. Mancini, Esquire