

SHERIFF'S SALE OF VALUABLE REAL ESTATE

BY VIRTUE OF:

Issued out of the Court of Common Pleas of Clearfield County, Pennsylvania and to me directed, I will expose the following described property at public sale in the Sheriffs Office in the Courthouse in the Borough of Clearfield on,

JUNE 04, 2026 10:00 AM

THE FOLLOWING DESCRIBED PROPERTY TO WIT:

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

Mortgage Research Center, LLC D/B/A
Veterans United Home Loans, a
Missouri Limited Liability Company
8950 Cypress Waters Blvd.
Coppell, TX 75019

Plaintiff

Derek Moore
43 ELIZABETH STREET EXT
CURWENSVILLE, PA 16833

Defendant

Civil Action Number: 2025-0937-CD

MORTGAGE FORECLOSURE

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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:

By virtue of a Writ of Execution filed to No. 2025-0937-CD,

Mortgage Research Center, LLC D/B/A Veterans United Home Loans, a Missouri Limited Liability Company,
Plaintiff,

Derek Moore, Defendant,

Derek Moore, owner of the property situated in the Township of Pike, Clearfield County, Pennsylvania being 43 ELIZABETH STREET EXT, CURWENSVILLE, PA 16833.

816 square feet

2.8260 Acres

Parcel Number: HI 0-711-00016

Improvement thereon: Conventional Dwelling

Counsel for Plaintiff

TERMS OF SALE

The price of sum at which the property shall be struck off must be paid at the time of sale or such other arrangements made as will be approved, otherwise the property will be immediately put up and sold again at the expense and risk of the person to whom it was struck off and who in case of deficiency of such resale shall make good for the same and in no instance will the deed be presented for confirmation unless the money is actually paid to the Sheriff.

TO all parties in interest and claimants:

A sale of distribution will be filed by the Sheriff in his office the first Monday following the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter.

Sheriff's Office
1 North Second Street
Clearfield, PA 16830
814-765-2641 Ext. 2159

CHESTER A. HAWKINS, SHERIFF

5/7/26, 5/14/26 & 5/21/2026