

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,

OCTOBER 01, 2026 10:00 AM

THE FOLLOWING DESCRIBED PROPERTY TO WIT:

WRIT OF EXECUTION -
(MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257

RELIANCE FIRST CAPITAL, LLC
1 Corporate Drive
Suite 360
Lake Zurich, L 60047
Plaintiff

vs.

TASSI LOREE HEPBURN
RANDY LYNN HEPBURN
479 Guy Avenue
DuBois, PA 15801
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY

NO. 2026-0411-CD

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF CLEARFIELD:

TO THE SHERIFF OF CLEARFIELD COUNTY,
PENNSYLVANIA:

DOCKET # 2026-0411-CD

ALL THAT CERTAIN lot of land situate in Sandy Township, County of Clearfield and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 479 Guy Avenue, DuBois, PA 15801

SOLD as the property of TASSI LOREE HEPBURN and RANDY LYNN HEPBURN

TAX PARCEL#(S): A02-449-00004, A02-449-00005, A02-449-00048

CONTROL#(S): 007095665, 007095667, 007095666

ATTORNEY: KML Law Group, P.C.

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

9/3/26, 9/10/26 & 9/17/2026