

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,

MARCH 05, 2026 10:00 AM

THE FOLLOWING DESCRIBED PROPERTY TO WIT:

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

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

Nations Lending Corporation
Plaintiff

Tracy Lynn Bowman A/K/A Tracy L. Bowman
Defendant(s)

Civil Action No.
2025-1088-CD

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CLEARFIELD

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:

1131 Cooper Ave., Grassflat, PA 16839

DOCKET NO.: 2025-1088-CD

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF GROUND SITUATE IN THE TOWNSHIP OF COOPER, COUNTY OF CLEARFIELD AND COMMONWEALTH OF PENNSYLVANIA

PROPERTY ADDRESS: 1131 Cooper Ave., Grassflat, PA 16839

PARCEL NO.: 110-T08-598-00039-21338 and 110-T08-598-00053

IMPROVEMENTS: RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF: Tracy Lynn Bowman A/K/A Tracy L. Bowman

ATTORNEY'S NAME: STERN & EISENBERG, PC
Steven P. Kelly, Esquire (308573)

TERMS OF SALE

The price or 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

MICHAEL CHURNER, SHERIFF
2/5/26, 2/12/26 & 2/19/2026