

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,

DECEMBER 04, 2025 10:00 AM

THE FOLLOWING DESCRIBED PROPERTY TO WIT:

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

U.S. BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF TREEHOUSE SERIES V TRUST,
Plaintiff

vs.

CRAIG E. HURD SOLELY AS EXECUTOR OF
THE ESTATE OF JAMES E. HURD, DECEASED,
Defendant

NO.: 2024-1574-CD

IN MORTGAGE FORECLOSURE

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:

U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v Craig E. Hurd Solely as Executor of the Estate of James E. Hurd, Deceased

Docket Number: 2024-1574-CD

Property to be sold is situated in the Township of Bell, County of Clearfield and Commonwealth of Pennsylvania.

Commonly known as: 160 Hurd Road, Mahaffey, PA 15757

Parcel Number: C12-000-00011

Improvements thereon of the residential dwelling or lot (if applicable): Residential

Judgment Amount: \$111,987.80

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530 (212) 471-5100

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

MICHAEL CHURNER, SHERIFF

11/6/25, 11/13/25 & 11/20/2025