

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,

SEPTEMBER 10, 2026 10:00 AM

THE FOLLOWING DESCRIBED PROPERTY TO WIT:

NORTHWEST BANK

VS.

TIMOTHY D. SPINGOLA

**IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PA
CIVIL DIVISION
46th JUDICIAL DISTRICT**

**CASE NUMBER
2026-0468-CD**

WRIT OF EXECUTION

(MORTGAGE FORECLOSURE) (RULE 3257)

On May 14, 2026 a Writ of Execution was filed in our office.

To the Sheriff of Clearfield County, Pennsylvania

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

PARCELS NUMBER ONE AND TWO

ALL THAT CERTAIN PROPERTY SITUATED IN THE 1ST WARD OF THE BOROUGH OF CLEARFIELD, COUNTY OF CLEARFIELD, IN THE COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: WITH THE ASSESSMENT NUMBER 4.4-K08-198-00026 & 4.1-1<08-215-00039 AND BEING MORE FULLY DESCRIBED IN DEED DATED SEPTEMBER 16, 2009, AND RECORDED SEPTEMBER 17, 2009, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH m DEED INSTRUMENT NUMBER 200913695, BEING BETTER DESCRIBED AS:

PARCEL NUMBER ONE

ALL THAT CERTAIN piece or parcel of land situate in the First Ward of the Borough of Clearfield, Clearfield County, Pennsylvania known and numbered as North Third Street, Clearfield, Pennsylvania, and bearing Clearfield County Tax Parcel No. 0044-K08-198-00026.

Containing 0.06 acres of vacant land,

BEING the same premises conveyed to Timothy D. Spingola by deed dated September 16, 2009 and recorded on September 17, 2009 in the Office of the Recorder of Deeds for Clearfield County at Instrument No. 200913695.

PARCEL NUMBER TWO

ALL THAT CERTAIN piece or parcel of land situate in the First Ward of the Borough of Clearfield, Clearfield County, Pennsylvania known and numbered as 226 North Third Street, Clearfield, Pennsylvania, and bearing Clearfield County Tax Parcel No. 0041 „K08-215-00039.

BEING the same premises conveyed to Timothy D. Spingola by deed dated September 16, 2009 and recorded on September 17, 2009 in the Office of the Recorder of Deeds for Clearfield County at Instrument No. 200913695.

PARCEL NUMBER THREE

ALL THAT CERTAIN piece or parcel of land situate in the First Ward of the Borough of Clearfield, Clearfield County, Pennsylvania known and numbered as Reed Street, Clearfield, Pennsylvania , and bearing Clearfield County Tax Parcel No. 0041-1<08-215-00046.

Containing 0.15 acre with commercial improvements.

BEING the same premises conveyed to Timothy D. Spingola by deed dated January 24, 2012 and recorded on February 9, 2012 in the Office of the Recorder of Deeds for Clearfield County at Instrument No. 201201674.

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

8/6/26, 8/13/26 & 8/20/2026