

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-900

Issued out of the Court of Common Pleas of Huntingdon County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Huntingdon County - Bailey Building, Conference Room, 233 Penn Street, Huntingdon, Huntingdon County, Pennsylvania in the Town of Huntingdon County of Huntingdon, Commonwealth of Pennsylvania on:

**THURSDAY, OCTOBER 19, 2023**  
**AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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ALL that certain tract of land situate in Springfield Township, Huntingdon County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin along the southwestern right of way line of S.R. 2005 leading from Selea to Maddensville and along line of lands now or formerly of Sharon P. Madden; thence along lands now or formerly of Sharon P. Madden the following three courses and distances: (1) South seventy four (74) degrees, fifty five (55) minutes, forty (40) seconds West, one hundred fifty (150.00) feet to an iron pin, (2) South fifteen (15) degrees, four (04) minutes, twenty (20) seconds East, one hundred (100.00) feet to an iron pin, and (3) North seventy four (74) degrees, fifty five (55) minutes, forty (40) seconds East, one hundred fifty (150.00) feet to an iron pin; thence extending over a portion of S.R. 2005, North fifteen (15) degrees, four (04) minutes, twenty (20) seconds West, one hundred (100.00) feet to an iron pin, the place of beginning. A survey of this parcel being previously recorded in Record Book 471, Page 38.

BEING the same premises which became vested in Dustin E. Christoff and Angel M. Spennati by deed of Anthony W. Kilpatrick and intended for record herewith.

Huntingdon County Tax Parcel No. 45-07-45

PROPERTY ADDRESS: 11672 ELLIOTS RUN ROAD, THREE SPRINGS, PA 17264

UPI / TAX PARCEL NUMBER: 45-07-45

Seized and taken into execution to be sold as the property of DUSTIN E CHRISTOFF, ANGEL M SPENNATI in suit of COMMUNITY STATE BANK OF ORBISONIA.

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**TERMS OF SALE:** 10% when property is sold and the balance is due thirty (30) days after the sale. Notice to all parties in interest and claimants: You are hereby notified that I, Jeffrey E. Leonard, Sheriff of Huntingdon County, Pennsylvania will file a schedule of proposed distribution of the proceeds of sale in the above entitled matter (10) days after the sale and which will be kept on file in the office of the Prothonotary 233 Penn Street, Huntingdon, PA 16652. Unless written exemptions are filed no later than twenty (20) days after the sale, distribution of the proceeds of the sale will be made in accordance with the proposed schedule of distribution. If within the (10) days after filing of the proposed schedule of distribution no petition has been filed to set aside the sale, the Sheriff will execute and acknowledge a deed to the property sold.

Attorney for the Plaintiff:  
LAWRENCE L NEWTON, ESQUIRE  
Huntingdon, PA 814-643-3820

**JEFFREY E. LEONARD, Sheriff**  
HUNTINGDON COUNTY, Pennsylvania