

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-GN-3858

Issued out of the Court of Common Pleas of Blair County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Room to Be Announced in the City of Hollidaysburg County of Blair, Commonwealth of Pennsylvania on:

WEDNESDAY, JULY 09, 2025  
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.

ALL THAT CERTAIN tract or piece of land, situate, lying and being in the Township of Allegheny, County of Blair and Commonwealth of Pennsylvania, with a significant portion in Juniata Township and a small portion in Allegheny Township, bounded and described as follows: (completely assessed in Juniata Township)

BEGINNING at an iron pin on the North side of William Penn Highway on line of lands now or formerly of Bret Z. Johnsonbaugh and lands conveyed herein; thence, along same North 29 degrees 56 minutes 42 seconds East, a distance of 280 feet to an iron pin located upon a point on lands now or formerly of Ralph J. and Serena C. Albrano; thence, in an Easterly direction along other land now or formerly of Albrano, South 59 degrees East, a distance of 100 feet to a point on lands now or formerly of Darrel D. and Janet M. Everett; thence, from said point and along lands now or formerly of said Darrel D. and Janet M. Everett, South 29 degrees 56 minutes 42 seconds West, a distance of 280 feet to the North side of William Penn Highway; thence, in a Westerly direction along the North side of the William Penn Highway, North 59 degrees West, a distance of 100 feet to the aforesaid iron pin and the place of BEGINNING. Having thereon erected a brick dwelling house. Being described in accordance with the survey of Gerald L. Pastva, dated June 26, 2009 and incorporated herein by reference thereto.

UNDER AND SUBJECT to an easement of ingress, egress to Ralph J. Albarano and Serena C. Albarano, their heirs and assigns over the present driveway 25 feet in width through the Westerly side of the above described premises leading to the Old Highway Route No. 22.

TOGETHER with full (but not exclusive) right of ingress, egress and regress over the present driveway 25 feet in width extending from the Northerly end of the above described driveway and through the Westerly side of other lands now or formerly of Ralph J. Albarano and Serena C. Albarano, his wife, to State Highway Route No. 22, for the benefit of the Grantees herein, their heirs and assigns.

Parcel ID #: 13.00-12..078.00-00

BEING KNOWN AS: 1430 Foot of Ten Road, Duncansville, Pennsylvania 16635.

Title to said premises is vested in Mark E. Augustine a/k/a Mark Evan Augustine and Casey L. Augustine a/k/a Casey L. Blackie by deed from Mark E. Augustine a/k/a Mark Evan Augustine, Single and Casey L. Augustine, n/k/a Casey L. Blackie, Single dated March 18, 2022 and recorded March 23, 2022 in Instrument Number 202205290.

PROPERTY ADDRESS: 1430 FOOT OF TEN ROAD, DUNCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 13.00-12..078.00-00

Seized and taken into execution to be sold as the property of CASEY L AUGUSTINE AKA CASEY L. BLACKIE, MARK E. AUGUSTINE A/K/A MARK EVAN AUGUSTINE in suit of TRUIST BANK FKA BRANCH BANK AND TRUST CO.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid the following Wednesday by 12:00 pm, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:  
MCCABE WEISBERG

JAMES E. OTT, Sheriff  
BLAIR COUNTY, Pennsylvania