SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-785

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, JANUARY 13, 2027
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.

GRANTEE: MARK E. AUGUSTINE, III
PARCEL NOS.: 10.0012..-038.00-000 and 10.00-12..-038.01-000

PARCEL NO. 1

ALL THAT CERTAIN lot or tract of land situate in the Township of Greenfield, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly side of public road leading from Claysburg to Claar in corner of property of the Clayton Walter heirs; thence, from said point and diagonally crossing said lot, South 40 degrees 50 minutes East, a distance of 681.5 feet to point on line of land of George Burket; thence, along land of said George Burket and again crossing the first mentioned public road, South 11 degrees West, a distance of 1,800 feet to an oak tree; thence, from said oak tree along lands formerly of Michael Hengst, now or formerly of Plummer and Burket, North 67 degrees 15 minutes West, a distance of 3,109 feet to a stone pile; thence, from said stone pile, North 6 degrees 45 minutes East, a distance of 369 feet to a point; thence, from said point and along land now or formerly of the Clayton Walter heirs, North 84 degrees 45 minutes East, a distance of 500 feet to an oak tree; thence, North 48 degrees 45 minutes East, a distance of 863 feet to a point on the West side of said public and place of BEGINNING.

CONTAINING 83.23 acres according to a survey made on June 13, 1949, by E.F. Beringer, R. S.

BEING Blair County Tax Parcel No. 10.0012..-038.00-000.

EXCEPTING AND RESERVING therefrom all that parcel of ground of 5.875 acres previously acquired by Robert V. Strayer, Jr., from Audrey E. Lear, individually and as Administrator of the Alvin L. Lear Estate by that July 30, 1986 conveyance recorded in Blair County Deed Book Volume 1132, at page 721,

UNDER AND SUBJECT to those rights of ingress, egress and regress over and upon the Right-of-Way having a width of 15 feet going to that farm known as the "Kennedy Place" and in favor of those parties designated in those conveyances in the chain of title for this property including that conveyance recorded in Blair County Deed Book Volume 1068, at page 254.

PARCEL NO. 2

ALL THAT CERTAIN piece or parcel of ground situate in the Township of Greenfield, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a Railroad Spike in the roadway of L.R. 07075 leading from Klahr to Claysburg; thence, South 49 degrees 30 minutes East, a distance of 388.22 feet to an iron pin; thence, South 47 degrees 49 minutes 20 seconds West, a distance of 302.12 feet to an iron pin; thence, North 29 degrees 56 minutes 20 seconds West, a distance of 180.18 feet to an iron pin; thence, South 42 degrees 49 minutes 30 seconds West, a distance of 657.72 feet to an iron pin; thence, North 41 degrees 15 minutes West, a distance of 279.98 feet to an Oak Tree and the common corner with lands now or formerly of Mary Murray and Mary Margaret Strayer; thence, North 48 degrees 45 minutes East, a distance of 863 feet to a Railroad Spike, the point and place of BEGINNING.

CONTAINING 5.875 acres. Being described in accordance with the draft of a July 27, 1985 survey by Vincent L. Dodson, R.P.L.S., a copy of which is attached in Blair County Deed Book Volume 1132, at page 721.

BEING Blair County Tax Parcel No. 10.00-12..-038.01-000.

EXCEPTING AND RESERVING that certain tract or parcel of land containing 1.0016 acres conveyed to Donald Hafer and Dorothy Hafer, husband and wife, dated May 14, 2005 and recorded July 29, 2005 in Blair County Instrument Number 2005141998.

UNDER AND SUBJECT to a permanent easement and right-of-way unto Donald Hafer and Dorothy Hafer, husband and wife, their heirs and assigns, located on the Northside of the property, for ingress and egress as described in Blair County Instrument Number 2005141998.

PARCEL NOS. 1 AND 2 BEING the same premises title to which became vested in Mark E. Augustine, III, by deed of Lauren Strayer, as Administratrix for the State of Robert V. Strayer, Jr., dated December 16, 2021, and recorded on December 13, 2021, with the Blair County Register of Wills and Recorder of Deeds as Instrument Number 202124091.

PROPERTY ADDRESS: 522 BUTTERMILK HOLLOW RD, CLAYSBURG, PA 16625

UPI / TAX PARCEL NUMBER: 10.0012..-038.00-000 and 10.00-12..-038.01-000

Seized and taken into execution to be sold as the property of MARK E AUGUSTINE, III in suit of HORIZON FARM CREDIT, ACA.

(c) CountySuite Sheriff, Teleosoft, Inc.

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:
STEVENS & LEE

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.