

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-GN-901

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 14, 2026  
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 piece or parcel of land with the buildings and improvements thereon erected, located in the Township of Logan, County of Blair, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point, said point being distant 117.25 feet from the point where the southerly right-of-way line of Ingham Drive meets the westerly right-of-way line of Avalon Road, at lands now or formerly of Thomas Bryan; thence South along the westerly line of Avalon Road a distance of 205.07 feet to a point of the northern side of a 35 foot street known as Hillside Drive; thence along the northerly side of Hillside Drive, North 84 degrees West a distance of 204.35 feet to a point; thence North 06 degrees East a distance of 201.45 feet to a point; thence along line of lands now or formerly of Donald F. Bryan and Thomas Bryan, said lands having been previously conveyed to said Bryans by the Estate of Alice A. Kraus, South 84 degrees 23 minutes

East a distance of 220.44 feet to a point, the PLACE OF BEGINNING.

CONTAINING 1 acre, more or less, and having thereon erected a two story dwelling house.

The improvements thereon being known as 327 Avalon Road, Altoona, Pennsylvania, 16601.

Parcel ID: 14.00-07A.-009.00-000

Property Address: 327 Avalon Road, Altoona, Pennsylvania, 16601

Title vested in William M. Leberfinger, Jr., a single adult individual, by deed from Michael A. Tini and Debra K. Tini, a married couple, dated November 8, 2019 and recorded on November 19, 2019 with the Blair County Recorder of Deeds as Instrument Number: 201917936.

PROPERTY ADDRESS: 327 AVALON ROAD, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 14.00-07A.-009.00-000

Seized and taken into execution to be sold as the property of WILLIAM M. LEBERFINGER in suit of NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING.

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:  
TIMOTHY D. PADGETT, P.A.

JAMES E. OTT, Sheriff  
BLAIR COUNTY, Pennsylvania