

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-GN-2311

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, MAY 13, 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.

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ALL that certain lot of land situate in the City of Altoona, in the State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at a point, the intersection of the Southwestern property line of Twenty-ninth (29) Street and the Northwestern property line of Third (3) Avenue; thence Southward, along and upon the Northwestern property line of Third (3) Avenue, a distance of sixty (60) feet to a point; thence at right angles Westward, on a line parallel with the Southwestern property line of Twenty-ninth (29) Street and distant sixty (60) feet therefrom, a distance of one hundred and twenty (120) feet to the Southeastern property line of Third (3) Alley; thence at right angles Northward, along and upon the Southeastern property line of Third (3) Alley, a distance of sixty (60) feet to the Southwestern property line of Twenty-ninth (29) Street; thence Eastward, along and upon the Southwestern property line of Twenty-ninth (29) Street, a distance of one hundred and twenty (120) feet to the point of beginning. Containing seventy-two hundred (7,200) square feet.

Parcel No.: 01.06-17..-056.00-000

Premises being: 2900 3rd Ave, Altoona, PA 16602

BEING the same premises which Bonnie L. Nardelli and James J. Nardelli by Deed dated March 2, 2004 and recorded in the Office of Recorder of Deeds of Blair County on March 9, 2004 at Book 1867, Page979 granted and conveyed unto Bonnie L. Nardelli and James J. Nardelli.

PROPERTY ADDRESS: 2900 3RD AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.06-17..-056.00-000

Seized and taken into execution to be sold as the property of BONNIE L. NARDELLI A/K/A BONNIE NARDELLI, JAMES J. NARDELLIE A/K/A JAMES NARDELLI in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST.

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**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:  
STERN & EISENBERG, PC

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania