SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-678

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:

THURSDAY, NOVEMBER 12, 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 lot or piece of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Altoona, in the County of Blair and State of Pennsylvania, bounded and described as follows:

FRONTING Forty-two (42) feet on the Northwest side of Broad Avenue, between Twenty-ninth and Thirtieth Streets, and extending back therefrom in length or depth, in the same width, a distance of One Hundred and Twenty (120) feet to an alley, being the Southwestern Twenty-four (24) feet of Lot Number Five (5) in Block Ten (10), Section "A" and the Northeastern Eighteen (18) feet of Lot Number Four (4) in Block Ten (10), Section "A" in the Plan or Plot of the Town of Allegheny, (now in the City of Altoona), as laid out by the Heirs of Elias Baker, deceased, said Plot being recorded in Deed Book Volume 86, Page 680.

UNDER AND SUBJECT to such reservations, restrictions and conditions as may exist in prior deeds of conveyance

Property Address: 2916 Broad Avenue, Altoona, PA 16601

Parcel ID: 01.12-37..-041.00-000

PROPERTY ADDRESS: 2916 BROAD AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.12-37..-041.00-000

Seized and taken into execution to be sold as the property of DAVID A. BONGIORNO 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

(c) CountySuite Sheriff, Teleosoft, Inc.