

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-GN-0763

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.

ALL that certain one-half lot or piece of land, situate, lying and being in the City of Altoona, County of Blair and State of Pennsylvania, fronting twenty-five (25) feet on the Northwest side of Fifth Avenue between First and Second Streets and extending back in length or depth of the same width one hundred twenty (120) feet to an alley. Being the westerly one-half of the sixth lot East of Second Street in the said plan of the City of Altoona, said one-half lot being bounded on the Southeast by Fifth Venue, on the Southwest by land now or late of Homer J. Mehoffey, on the Northwest by a public alley, and on the Northeast by land now or formerly of Mary App.

BEING premises No. 110 Fifth Avenue according to the plan of numbering houses in the City of Altoona.

ALL that certain real portion of property situated in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, being the Northeast one-half (1/2) of Lot No. 112 Fifth Avenue and being more particularly described as follows:

BEGINNING at a point of the intersection of the Southwesterly right-of-way line of First Street (50.0 feet wide) and the Northwesterly right-of-way line of Fifth Avenue (50.0 feet wide), the True Point of Beginning being along the Northwesterly right-of-way line of Fifth Avenue, South sixty degrees (60°), thirty minutes (30') West a distance of one hundred forty-nine and thirty one-hundredths feet (149.30') to a point and division line of the City of Altoona and Ralph J. and Anthony D. Baldessarano and Carmella T. Bongiorno, said point being the TRUE POINT OF BEGINNING; thence leaving said True point of Beginning and continuing along the aforesaid right-of-way line, South sixty degrees (60°), thirty minutes (30') West a distance of twelve and fifty one-hundredths feet (12.50') to a point (stake); thence through lands of the City of Altoona, North twenty-nine degrees (29°), thirty minutes (30') West a distance of one hundred twenty feet (120.0') to a point (stake) on the Southeasterly right-of-way line of an alley (15.0 feet wide); thence along the aforesaid right-of-way line, North sixty (60°), thirty minutes (30') East a distance of twelve and fifty one hundredths feet (12.50') to a point and division line of Anthony & Ralph J. Baldessarano and Carmella T. Bongiorno; thence along the aforesaid division line, South twenty-nine degrees (29°), thirty minutes (30') East a distance of one hundred twenty feet (120.0') to the True Point of Beginning.

CONTAINING fifteen hundred (1,500.00) square feet in area as per Plan No. 10032, attached hereto and made a part hereof.

BEING KNOWN AS: 110 5TH AVENUE, ALTOONA, PA 16602

PROPERTY ID: 01.10-01..-141.00-000

TITLE TO SAID PREMISES IS VESTED IN JAMES J. BONGIORNO, AN INDIVIDUAL BY DEED FROM CARMELA T. BONGIORNO AND ANGELO J. BONGIORNO, HUSBAND AND WIFE, DATED MAY 22, 2002 RECORDED JUNE 3, 2002 IN BOOK NO. 1646, AT PAGE 77

THE SAID JAMES J. BONGIORNO HAVING DEPARTED THIS LIFE ON OCTOBER 9, 2023.

PROPERTY ADDRESS: 110 5TH AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.10-01..-141.00-000

Seized and taken into execution to be sold as the property of KATHLEEN A. BONGIORNO AS ADMINISTRATRIX OF THE ESTATE OF JAMES J. BONGIORNO in suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF EQUITY ONE ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2002-4.

**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:  
RAS CITRON

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