

# SHERIFF'S SALE

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Wednesday, October 22nd, 2025 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV126 AND CIVIL WRIT NO. 2023CV126 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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## PARCEL NO. 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EAST SIDE OF LA SALLE STREET, NORTH OF NORTH STREET, AT THE NORTHWEST CORNER OF LOT NO. 2, SECTION 26; THENCE ALONG LASALLE STREET IN A NORTHERLY DIRECTION FORTY (40) FEET TO LINE OF LOT NO.4, SECTION 26; THENCE ALONG SAID LOT IN AN EASTERLY DIRECTION ONE HUNDRED AND FORTY (140) FEET TO FIFTEEN A (15) FOOT ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHERLY DIRECTION FORTY (40) FEET TO LINE OF LOT NO. 2, SECTION 26 AFORESAID; THENCE ALONG SAID LOT IN A WESTERLY DIRECTION ONE HUNDRED AND FORTY (140) FEET TO THE PLACE OF BEGINNING. SAME BEING LOT NO. 3, SECTION 26 OF THE BERWICKLAND IMPROVEMENT COMPANY'S ADDITION TO BERWICK. PARCEL NO. 2

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF LA SALLE STREET NORTH OF NORTHSTREET AT THE NORTHWEST CORNER OF LOT NO. 3, SECTION 26; THENCE ALONG LASALLE STREET, IN A NORTHERLY DIRECTION TWENTY (20) FEET TO LINE OF LAND NOW ORFORMERLY OF DOMINICK MATTUCCI AND WIFE; THENCE ALONG SAID LAND NOW ORFORMERLY OF DOMINICK MATTIJCCI ONE HUNDRED FORTY (140) FEET TO A FIFTEEN (15) FOOT ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHERLY DIRECTION TWENTY (20) FEET TO LINE OF LOT NO. 3, SECTION 26; THENCE ALONG SAID LOT IN A WESTERLY DIRECTION ONE HUNDRED FORTY (140)FEET TO LA SALLE STREET, THE PLACE OF BEGINNING.

BEING KNOWN AS: 1014 LA SALLE STREET AKA 1014 LASALLE ST, BERWICK, PA 18603  
PROPERTY NUMBER: 04C,01--312-00,000

BEING THE SAME PREMISES WHICH PATRICK BERNOCCO, EXECTUTOR OF THE ESTATE OF JOSEPH H. BERNOCCO, JR., BY DEED DATED 1/15/2015 AND RECORDED 1/21/2015 IN THE OFFICE OF THE RECORDER OF DEEDS DEED BOOK AT PAGE INSTRUMENT #201500468, GRANTED AND CONVEYED UNTO DEANNA J. HUTTON.

PROPERTY ADDRESS: 1014 LASALLE STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04C,01--312-00,000

## **TERMS OF SALE**

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Michael T. McKeever  
701 Market Street, Suite 5000  
Philadelphia, PA 19106-1532

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>