

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 3053/2025

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

**FRIDAY, DECEMBER 05, 2025**  
**AT 10:30 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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By virtue of a Writ of Execution issued by: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2

No. 202503053

The Land referred to herein below is situated in the County of Luzerne, Commonwealth of Pennsylvania, and is described as follows:

ALL that certain lot or piece of ground situate in the 13th Ward of the Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on Prospect Street, being a corner of Lots Nos. 4 and 5 Block 3 on Troxell and Kirkendall plot, a map of which is recorded in Deed Book 149, Page 2;

THENCE along Prospect Street South 47° 15' East forty (40) feet to a corner of Lot No. 3;

THENCE along line of said Lot No. 3 North 42° 15' East, one hundred ten and three tenths (110.3) feet to a corner;

THENCE North 47° 45' West forty (40) feet to a corner of Lot No. 5;

THENCE along line of said Lot No. 5, South 42° 15' West one hundred and three tenths (110.3) feet to the place of beginning.

BEING one-half of Lot No. 4 in Block on said plot. Improved with a double block.

PIN 73-I9NE2-016-020-000

BEING the same premises which Brain Harris and Melissa Griffith, N/B/M Melissa Harris by Deed dated March 2, 2017 and recorded in the Office of Recorder of Deeds of Luzerne County on March 09, 2017 at Book 3017, Page 47351 granted and conveyed unto Gerson Guerrero.

PROPERTY BEING KNOWN AS 166 Prospect Street, Wilkes-Barre, PA 18702-4844

Being Luzerne County Tax Plate No. 7319NE201602000 and PIN: 73I9NE2 016020000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Gerson Guerrero

PROPERTY ADDRESS: 166 PROSPECT ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 7319NE201602000

Seized and taken into execution to be sold as the property of GERSON GUERRERO in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2024-2.

**Attorney for the Plaintiff:**  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania