

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8659/2025

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:

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.

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. 2025-08659

ALL THAT CERTAIN lot, piece or parcel of land situate in the Second Ward of the City of Wilkes-Barre, County of Luzerne, State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner on Kidder Street;

THENCE North fourteen and one quarter ($14 \frac{1}{4}$) degrees West one hundred and fifty (150) feet to a corner on a twelve foot alley;

THENCE Along said alley South seventy-five and three quarters ($75 \frac{3}{4}$) degrees West fifty (50) feet to a corner;

THENCE South fourteen and one quarter ($14 \frac{1}{4}$) degrees East one hundred and fifty (150) feet to a corner on Kidder Street aforesaid;

THENCE along said Kidder Street North seventy-five and three quarters ($75 \frac{3}{4}$) East one hundred and fifty (150) feet to the place of beginning.

PIN 73-H10SW2-005-006-000

BEING the same premises which DANIEL M. JACOBS by Deed dated September 22, 2017 and recorded in the Office of Recorder of Deeds of Luzerne County on October 31, 2017 at Book 3017, Page219606 granted and conveyed unto Gerson Guerrero.

PROPERTY BEING KNOWN AS 259 Kidder Street, Wilkes-Barre, PA 18702-5431

Being Luzerne County Tax Plate No. 73H10SW2005006000 and PIN:

IMPROVEMENTS thereon consist of: Residential Real Estate

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

PROPERTY ADDRESS: 259 KIDDER ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73H10SW2005006000

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.

