

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5763/2023

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:

THURSDAY, JUNE 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.

By virtue of writ of execution issued by plaintiff: New American Funding, LLC vs. Shanell M. Thomas; Verna L. Simmons; and Precise Profit Group

To case number 202305763

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN WILKES-BARRE CITY, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE DIVIDING LINE OF LOT NO. 26, 87 FEET NORTHWEST FROM A POINT ON CUSTER STREET, SAID POINT BEING 456.1 FEET NORTHWEST OF MARKET STREET;
THENCE ALONG THE DIVIDING LINE OF SAID LOT NO. 26 AND THRU A PARTITION OF A DOUBLE DWELLING, NORTH 26 DEGREES 47 MINUTES WEST 87 FEET TO AN ALLEY (NOW LOGAN STREET);
THENCE ALONG SAID ALLEY (NOW LOGAN STREET) NORTH 60 DEGREES 13 MINUTES EAST 20 FEET TO LOT NO. 28; THENCE SOUTH 29 DEGREES 47 MINUTES EAST 87 FEET TO A POINT;
THENCE ON A LINE PARALLEL WITH THE AFORESAID ALLEY (NOW LOGAN STREET) SOUTH 60 DEGREES 13 MINUTES WEST 20 FEET TO THE PLACE OF BEGINNING.

BEING THE SOUTHEAST QUARTER OF LOT NO. 27.

PIN #: 73-H10SW4-009-063-000

AND ALSO:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN WILKES-BARRE CITY, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE DIVIDING LINE OF LOT NO. 26, 87 FEET NORTHWEST FROM A POINT ON CUSTER STREET, SAID POINT BEING 476.1 FEET NORTHEAST OF MARKET STREET;
THENCE ALONG THE LINE OF SAID LOT NO. 26, NORTH 26 DEGREES 47 MINUTES WEST 87 FEET TO AN ALLEY (NOW LOGAN STREET);
THENCE ALONG SAID ALLEY (NOW LOGAN STREET) NORTH 60 DEGREES 13 MINUTES EAST 20 FEET TO LOT NO. 27;
THENCE THROUGH LOT NO. 27 AND PARTITION OF A DOUBLE DWELLING, SOUTH 29 DEGREES 47 MINUTES EAST 87 FEET TO A POINT;
THENCE ON A LINE PARALLEL WITH THE AFORESAID ALLEY (NOW LOGAN STREET) SOUTH 60 DEGREES 13 MINUTES WEST 20 FEET TO THE PLACE OF BEGINNING.

BEING THE SOUTHWEST QUARTER OF LOT NO. 27.

PIN# 73-H10SW4-009-63A-000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 55-57 Logan Street, Wilkes Barre, PA 18702

UNDER AND SUBJECT to and together with the same agreements, reservations, covenants, conditions, exceptions, easements and rights-of-way as appear in the chain of title.

BEING THE SAME PREMISES which GRANTORS Damovementrealty, LLC, by Deed dated October 1, 2021 and recorded October 5, 2021 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania in Book 3021, Page 277066, Instrument No.202164844 granted and conveyed unto Shannell M. Thomas and Verna L. Simmons in fee.

ALSO BEING THE SAME PREMISES which GRANTORS Shanell Thomas (incorrectly identified as Shannell M. Thomas in previous deed of record) and Verna L. Simmons, by Deed dated September 2, 2022 and recorded September 8, 2022 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania in Book 3022, Page 232196, Instrument No.202256962 granted and conveyed unto Precise Profit Group, in fee.

Title to said premises is vested in Shanell Thomas and Verna L. Simmons by Deed dated September 2, 2022 and recorded in the Luzerne County Recorder of Deeds Office on September 8, 2022 in Book 3022, Page 232196, Instrument # 202256962.

Property being known as: 55 -57 Logan Street, Wilkes Barre, PA 18702

Being Luzerne County tax parcel number and pin number: 73-H10SW4-009-063-000 and 73-H10SW4-009-63A-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: New American Funding, LLC against Shanell M. Thomas; Verna L. Simmons; and Precise Profit Group and will be sold by

Sheriff of Luzerne County

Attorney for Plaintiff

SHORT DESCRIPTION

PROPERTY ADDRESS: 55-57 LOGAN ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H10SW4-009-063-000 and 73-H10SW4-009-63A-000

Seized and taken into execution to be sold as the property of SHANELL M THOMAS, VERNA L SIMMONS AND PRECISE PROFIT GROUP in suit of NEW AMERICAN FUNDING, LLC.