

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12219/2025

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, AUGUST 07, 2026
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. 2025-12219

THE LAND REFERRED NO HEREIN BELOW S SITUATED IN THE COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, AND, IS DEACRIBED AS FOLLOWS:

ALL THOSE CERTAIN LOTS, PIECES, OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF HAZLE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BEING THE LOTS MARKED 5 AND 6 ON SQUARE 20 IN THE PLAN OF GREEN VIEW, BOUNDED AND DESCRIBED AS FOLLOWS:

LOT NO. 5 BEGINNING AT A POINT ON THE NORTH SIDE OF GREEN STREET ONE HUNDRED AND EIGHTY FEET FROM THE NORTH WEST CORNER OF GREEN AND SIXTH STREETS, THENCE WESTWARDLY ALONG SAID GREEN STREET FORTY FIVE FEET THENCE NORTHWARDLY ONE HUNDRED AND THIRTY THREE FEET TO AN ALLEY THENCE EASTWARDLY ALONG SAID ALLEY FORTY FIVE FEET THENCE SOUTHWARDLY ONE HUNDRED AND THIRTY THREE FEET TO THE PLACE OF BEGINNING

LOT NO. 6 BEGINNING AT A POINT ON THE NORTH SIDE OF GREEN STREET TWO HUNDRED AND TWENTY FIVE FEET FROM THE NORTH WEST CORNER OF GREEN AND SIXTH STREETS THENCE WESTWARDLY ALONG SAID GREEN STREET FORTY FIVE FEET THENCE NORTHWARDLY ONE HUNDRED AND THIRTY THREE FEET TO AN ALLEY THENCE EASTWARDLY ALONG SAID ALLEY FORTY FIVE FEET THENCE SOUTHWARDLY ONE HUNDRED AND THIRTY THREE FEET TO THE PLACE OF BEGINNING.

PIN 26-T7SE1-011-013-000.

BEING the same premises which Irene Gladis, Executrix of the Estate of Joan A. Voyda, deceased, by Deed dated 02/15/2017 and recorded 03/07/2017 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3017, Page 45148, granted and conveyed unto Gerson Guerrero.

BEING the same premises which Irene Gladis, Executrix of the Estate of Joan A. Voyda by Deed dated February 15, 2017 and recorded in the Office of Recorder of Deeds of Luzerne County on March 07, 2017 at Book 3017, Page 45148 granted and conveyed unto Gerson Guerrero.

PROPERTY BEING KNOWN AS 817 West Green Street, Hazle Township, PA 18202-3607

Being Luzerne County Tax Plate No. 26-T7SE1 -011-013-000 and PIN: 26-T7SE1 -011-013-000

IMPROVEMENTS thereon consist of: Residential Real Estate__

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

PROPERTY ADDRESS: 817 WEST GREEN ST, HAZLE TWP, PA 18202

UPI / TAX PARCEL NUMBER: 26-T7SE1 -011-013-000

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

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania