

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11459/2024

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, OCTOBER 03, 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: FREEDOM MORTGAGE CORPORATION

To: NO. 202411459

All that certain lot or piece of ground situate in Pittston City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Southeast side of Kennedy Street, also a corner of land of the Eagle Hose Company;

THENCE along the same in a southeasterly direction, one hundred (100) feet to land now or late of the Pennsylvania Company;

THENCE along the same in a northeasterly direction, fifty (50) feet to a corner;

THENCE in a northwesterly direction, one hundred (100) feet to Kennedy Street aforesaid; and

THENCE along Kennedy Street in a southwesterly direction, fifty (50) feet to the place of beginning.

CONTAINING five thousand (5,000) square feet of surface land, be the same more or less.

IMPROVED with a two-story frame dwelling designated as Nos. 16-18 Kennedy Street.

To: NO. 202411459

TITLE TO SAID PREMISES VESTED IN Anthony J. Winn deeded by James M. Ruane, a/k/a James Ruane by his Attorney in Fact Laura Mudlock Dated: June 6, 2023 Recorded: June 13, 2023 Bk/Pg #: 3023/103264.

PROPERTY BEING KNOWN AS: 16 Kennedy Street aka 16-18 Kennedy Street

Pittston, PA 18640

Being

PIN #: E11NE3 B25 L39

Improvements thereon consist of RESIDENTIAL TWO-STORY FRAME DWELLING

Seized and taken in execution as the property of: Anthony J. Winn

PROPERTY ADDRESS: 16 KENNEDY ST, AKA 16-18 KENNEDY ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: E11NE3 B25 L39

Seized and taken into execution to be sold as the property of ANTHONY J WINN in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:  
KML LAW GROUP  
PHILADELPHIA, PA 215-627-1322

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