SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11037/2025

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 04, 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.

THE FIRST THEREOF:

ALL THAT CERTAIN piece or parcel of land situate in the Village of Inkerman, Township of Jenkins, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of land now or late of Thomas McLaughlin;

THENCE North 33 degrees West 50 feet along Wood Street to a corner;

THENCE South 56 degrees West along lands now or late of the Pennsylvania Coal Co. to line of land formerly owned by Jeremiah Blanchard;

THENCE South (erroneously omitted in prior deeds) 58 degrees East about 57 feet to a corner of Lot No. 2 on Wood Street;

THENCE North 56 degrees East along said lot to the place of beginning.

THE SECOND THEREOF:

ALL THAT CERTAIN piece or parcel of land situate in the Village of Inkerman, Township of Jenkins, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a point in the southwesterly line of Wood Street at its intersection with the northwesterly line of a parcel of surface quitclaimed by John T. Mulhall and wife, to said Joseph Sakalauskas and wife, by deed dated October 16, 1951;

THENCE along said last mentioned line, South fifty-seven degrees fifty-one minutes West (S 57° 51' W) two hundred eight and seventy-one one-hundredths (208.71) feet, more or less, to the division line between Harrison G. Wright Tract and the Helen d. Blanchard Tract, being also the division line between Lots Numbered 6 and 7, Division, Certified Township of Pittston;

THENCE along said division line, North fifty-six degrees thirty-four minutes West (N 56° 34' W) one hundred three and seventy-six one hundredths (103.76) feet to a point;

THENCE by other surface lands of said Pennsylvania coal Company, North sixty-two degrees fifteen minutes East (N 62° 15' E) two hundred fifty-four and twenty-four one-hundredths (254.24) feet, more or less, to the aforesaid southwesterly line of said Wood Street;

THENCE along said last mentioned line, South thirty degrees forty-three minutes East (S 30° 43' E) seventy-five (75) feet to the place of beginning.

CONTAINING an area of nineteen thousand three hundred eighty (19,380) square feet, more or less, and comprising part of the Harrison G. Wright Tract (part of Lot. No. 7, First Division, Certified Township of Pittston, now Township of Jenkins) conveyed to said Pennsylvania Coal Company, party of the first part herein, by Trustees of Wyoming Coal Association by deed dated November 1, 1848 and recorded in Luzerne County Deed Book 48 at page 214.

Property Address: 2117 Wood Way, Jenkins Township, PA 18640

Parcel ID: 33F11S1001021000 and 33F11S100121A000

Title is vested in Adam Ringer, by deed from Jacqueline Washesky, dated 10/12/2023 and recorded on 10/16/2023 in the Luzerne County Clerk's/Register's Office as Book 3023, Page 195710, and as Instrument No.: 202354939.

PROPERTY ADDRESS: 2117 WOOD WAY, JENKINS TWP, PA 18640

UPI / TAX PARCEL NUMBER: 33F11S1001021000 and 33F11S100121A000

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of ADAM RINGER AND THE UNITED STATES OF AMERICA in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:
MCCALLA RAYMER LEIBERT PIERCE LLC
ISELIN, NJ 445-207-4041

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.