SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8092/2025

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, FEBRUARY 05, 2027
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.

ALL the surface or right of soil of all those pieces or parcels of land situate in the Borough of Swoyersville, in the County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:
THE FIRST THEREOF:
BEGINNING at a point on the Southeasterly side of Bohac Street, (formerly Chestnut Street), the intersection of Lots 7 and 8.
THENCE along the line of Bohac Street North 61 degrees 30 minutes East a distance of fifty (50) feet to a point, the intersection of Lots Nos. 8 and 9;
THENCE along the line of Lot No. 9, South 28 degrees 30 minutes East a distance of One Hundred Forty (140) feet to a point in line of land of the Denison Cemetery Association; THENCE along the Denison Cemetery Association land South 61 degrees 30 minutes West a distance of fifty (50) feet to a point, the intersection of Lots No. 8 and 7;
THENCE along the line of Lot No. 7, North 28 degrees 30 minutes West a distance of One Hundred Forty (140) feet to Bohac Street aforesaid, the place of beginning.
BEING Lot 8 in Block No. 4 as shown on plot of Town Lots in Swoyersville Borough, laid out by Sarah D. Reiley;
SAID plot being recorded in the Recorder's Office in said Luzerne County, in Map Book No. 1, at page 124.
THE SECOND THEREOF:
BEGINNING at a point on the Southeasterly side of Bohac Street, the intersection of Lots 6 and 7;
THENCE along Bohac Street, North 61 degrees 30 minutes East, a distance of Fifty (50) feet to a point being the intersection of Lots Nos. 7 and 8
THENCE along the line of Lot No. 8 South 28 degrees 30 minutes East, a distance of One Hundred Forty (140) feet to a point in line of land of Lot No. 18;
THENCE along the line of Lot No. 18 South 61 degrees 30 minutes West Fifty (50) feet to a point, the intersection of Lots Nos. 7 and 6;
THENCE along said line of Lot No. 6, North 28 degrees 30 minutes West, a distance of One Hundred Forty (140) feet to Bohac Street aforesaid the place of beginning.
BEING Lot No. 7 in Block No. 4 as shown on plot of Town Lots in Swoyersville Borough, laid out by Sarah D. Reiley;
SAID plot being recorded in the Recorder's Office in said Luzerne County, in Map Book No. 1 at page 124.
The improvements thereon being known as 29 Bohac Street, Swoyersville, Pennsylvania - 18704.
Parcel ID: 59-F10NW1-006-006-000

BEING the same property conveyed to Sandi A. Ragukas by deed of Chris Perugino dated October 19, 2018, and recorded October 22, 2018, in Luzerne County Recorder of Deeds Record Book 3018, page 2000053.

PROPERTY ADDRESS: 29 BOHAC ST, SWOYERSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 59-F10NW1-006-006-000

Seized and taken into execution to be sold as the property of SANDI A RAGUKAS AND THE UNITED STATES OF AMERICA in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
PADGETT LAW GROUP, P.A.
TALLAHASSEE, FL 850-422-2520

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.