

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11195/2022

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, JUNE 14, 2024**  
**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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ALL THE SURFACE, or right of soil of all the certain lot, piece or parcel of land situate in the Borough of Avoca, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at the corner of Lots Numbers Three and Four on the Westerly side of Chestnut Street, thence North 51 degrees 18 ½ West, one hundred and twenty seven and six tenths (127.6) feet to a corner in the line of right of way of the Lehigh and Susquehanna Railroad Company;

THENCE South 14 degrees 7 ½ West, fifty-two and one tenth (52.1) feet to a corner;

Thence South 51 degrees 18 ½ East one hundred and nine tenths (100.9) feet to a corner on Chestnut Street aforesaid; and

THENCE along said Chestnut Street North 38 degrees 41 ½' East, Fifty (50) feet to the place of beginning. Being the Northerly portion of Lot Number Three on Chestnut Street aforesaid, as laid out on the map of the New York and Pittston Coal Company.

BEING the same premises which Margaret Miles, by Deed dated 2/14/2023 and recorded 3/8/2023 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3023, and Page 39497, granted and conveyed unto Jose U. Rodriguez, in fee.

Title to said premises is vested in Jose U. Rodriguez  
Property being known as: 739 Chestnut St, Avoca, PA 18641  
Being Luzerne County Tax Parcel Number and Pin Number: 02-D12SE1-003-012-000  
Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 739 CHESTNUT ST, AVOCA, PA 18641

UPI / TAX PARCEL NUMBER: 02-D12SE1-003-012-000

Seized and taken into execution to be sold as the property of MARGARET MARY MILES AND JOSE U RODRIGUEZ in suit of PENTAGON FEDERAL CREDIT UNION.

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Attorney for the Plaintiff:  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA 844-856-6646

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