

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11421/2023

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, APRIL 04, 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: Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc.

No. 202311421

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Pittston, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the division line between the heirs of Isaac Nafus tract and the Adam Tedrick Tract (being also the division line between Lots Numbered 22 and 23, First Division, Certified Township of Pittston) distant two hundred (200) feet measured along said division line on a course of North fifty seven (57) degrees twenty six (26) minutes West from its intersection with the northwesterly line of Ford Street extended;

THENCE along said division line north fifty seven (57) degrees twenty six (26) minutes West one hundred fifty (150) feet to a point;

THENCE by other surface lands of said Pennsylvania Coal Company, parallel with said northwesterly line of Ford Street extended, north thirty three (33) degrees one (01) minute East two hundred forty seven and sixty nine one-hundredths (247.69) feet, more or less, to the southwesterly line of an alley in the rear of Winter Street;

THENCE along said line of alley, South fifty six (56) degrees fifty nine (59) minutes east one hundred fifty (150) feet to a point;

THENCE by other surface lands of said Pennsylvania Coal Company, parallel with the aforesaid northwesterly line of Ford Street extended, South thirty three (33) degrees one (01) minute West two hundred forty six and fifty two one-hundredths (246.52) feet, more or less, to the place of beginning.

CONTAINING an area of thirty seven thousand and sixty three (37,063) square feet, more or less and being part of the Adam Tedrick Tract (part of Lot No. 23, First Division, Certified Township of Pittston and a portion thereof, now known as Yatesville Borough.

County PIN No. 51-E11S4 Plate No. 51-C-65-R-D93-1.

BEING the same premises which Nancy Pocceschi, by deed dated November 8, 1968 and recorded in Luzerne County, Pennsylvania in Record Book 1655 page 138, granted and conveyed unto Lucy Ann Pocceschi, in fee.

THE SAID Lucy Ann Pocceschi having departed this life on December 23, 2022

PROPERTY BEING KNOWN AS 300 Yates St, Pittston Township, PA 18640

Being Luzerne County Tax Plate No. 51-C-65-R-D93-1

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Clotilda Kozelsky, solely in her capacity as known heir of Lucy Ann Pocceschi, deceased and Gabriel Pocceschi, solely in his capacity as known heir of Lucy Ann Pocceschi, deceased and The Unknown Heirs of Lucy Ann Pocceschi

PROPERTY ADDRESS: 300 YATES ST, PITTSTON TWP, PA 18640

UPI / TAX PARCEL NUMBER: 51-C-65-R-D93-1

Seized and taken into execution to be sold as the property of KOZELSKY, CLOTILDA SOLELY IN HER CAPACITY AS KNOWN HEIR OF LUCY ANN POCCESCHI, DECEASED, GABRIEL POCCESCHI, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF LUCY ANN POCCESCHI, DECEASED AND THE UNKNOWN HEIRS OF LUCY POCCESCHI in suit of MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC.

Attorney for the Plaintiff:  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

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