

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9898/2019

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:

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.

---

By virtue of a Writ of Execution Issued by: Ditech Financial LLC

To: NO. 201909898

ALL that certain piece, parcel or tract of land situate in the Township of Butler, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located South thirty-one degrees forty-four minutes thirty-nine seconds West (S. 31° 44' 39" W.), a distance of one hundred sixty and seven hundredths (160.07') feet from an iron pin marking the southeast corner of Lot Number Two (2) and northeast corner of Lot Number Four (4), Hedgerow Manor, Phase III;

THENCE (1) through the center partition between Units B and C, South eighty-seven degrees thirty-one minutes forty-five seconds West (S. 87° 31' 45" W.) for a distance of fifty-eight and forty-five hundredths (58.45') feet to a point;

THENCE (2) North two degrees twenty-eight minutes fifteen seconds West (N. 02° 28' 15" W.) for a distance of twelve and eighty-three hundredths (12.83') feet to a point;

THENCE (3) North eighty-seven degrees thirty-one minutes forty-five seconds East (N. 87° 31' 45" E.) for a distance of sixteen and zero hundredths (16.00') feet to a point;

THENCE (4) North two degrees twenty-eight minutes fifteen seconds West (N. 02° 28' 15" W.) for a distance of seven and zero hundredths (7.00') feet to a point;

THENCE (5) North eighty-seven degrees thirty-one minutes forty-five seconds East (N. 87° 31' 45" E.) for a distance of four and fifty hundredths (4.50') feet to a point;

THENCE (6) North two degrees twenty-eight minutes fifteen seconds West (N. 02° 28' 15" W.) for a distance of six and fifty hundredths (6.50') feet to a point;

THENCE (7) North eighty-seven degrees thirty-one minutes forty-five seconds East (N. 87° 31' 45" E.) for a distance of four and thirty-three hundredths (4.33') feet to a point;

THENCE (8) South two degrees twenty-eight minutes fifteen seconds East (S. 02° 28' 15" E.) for a distance of zero and thirty-three hundredths (0.33') feet to the center partition between Units C and D;

THENCE (9) along the same, North eighty-seven degrees thirty-one minutes forty-five seconds East (N. 87° 31' 45" E.) for a distance of twenty-five and sixty-seven hundredths (25.67') feet to a point;

THENCE (10) South two degrees twenty-eight minutes fifteen seconds East (S. 02° 28' 15" E.) for a distance of

thirteen and ninety-one hundredths (13.91') feet to a point;

THENCE (11) North eighty-seven degrees thirty-one minutes forty-five seconds East (N. 87° 31' 45" E.) for a distance of eight and zero hundredths (8.00') feet to a point;

THENCE (12) South two degrees twenty-eight minutes fifteen seconds East (S. 02° 28' 15" E.) for a distance of twelve and eight hundredths (12.08') feet to a point, the place of BEGINNING.

IMPROVED with Townhouse Unit "C", Lot Number Four (4), on the Plan of Hedgerow Manor, Phase III, Townhouse Development.

REFERENCE: Schumacher Engineering, Inc. Drawing No. 82-104.

AND, AN UNDIVIDED one-quarter interest in and to all that certain piece, parcel or tract of land situate in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in line of lands now or formerly of Rarich, said point being located South eighty-nine degrees seven minutes East (S. 89° 07' E.) a distance of four hundred eleven (411.00') feet and South one degree fifty-eight minutes West (S. 01° 58' W.) a distance of two hundred forty-two and eighty-one hundredths (242.81') feet from a corner common of lands now or formerly of Shallhamer and of Rossi, said corner marking the northwest corner of Lot Number One (1) as shown on the final Plan of Hedgerow Manor, Phase III, Townhouse Development;

THENCE (1) along lands now or formerly of Rarich, South one degree fifty-eight minutes West (S. 01° 58' W.) for a distance of two hundred sixty-two and ninety-one hundredths (262.91') feet to a point;

THENCE (2) South eighty-five degrees twenty-four minutes West (S. 85° 24' W.) for a distance of one hundred forty-eight and sixty hundredths (148.60') feet to a point;

THENCE (3) by a curve to the left having a radius of one hundred fifty (150.00') feet an arc distance of twenty-three and fifty-six hundredths (23.56') feet to a point;

THENCE (4) North thirteen degrees thirty-six minutes West (N. 13° 36' W.) for a distance of fifty (50.00') feet to a point;

THENCE (5) by a curve to the right having a radius of two hundred seventy-five (275.00') feet for an arc distance of seventy-four and twenty-five hundredths (74.25') feet to a point;

THENCE (6) North one degree fifty-two minutes fifteen seconds East (N. 01° 52' 15" E.) for a distance of one hundred thirty-five (135.00') feet to a point;

THENCE (7) South eighty-eight degrees seven minutes forty-five seconds East (S. 88° 07' 45" E.) for a distance of one hundred seventy-five and eighty-seven hundredths (175.87') feet to a point, the place of BEGINNING.

CONTAINING 1.062 acres.

BEING Lot Number Four (4) on the Plan of Hedgerow Manor, Phase III, Townhouse Development.

EXCEPTING and reserving from the above described 1.062 acre parcel, Townhouse Units "A", "B", "C" and "D", erected upon Lot Number Four (4) on the plan of Hedgerow Manor, Phase III, Townhouse Development.

TITLE TO SAID PREMISES VESTED IN LORI HEISNER AND DAVID ZULLO, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by Deed from LEONARD A. POWELL AND MARILYN G. POWELL, H/W, Dated 03/11/2018, Recorded 03/22/2018, in Book 3018, Page 51963.

PROPERTY BEING KNOWN AS 67 Pamela Drive  
Drums, PA 18222-2301

Being PIN number 06-R7S3-002-35C-000 and plate number 6-629-1-D1-D3-1-R1-D15-1

Improvement thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: Lori Heisner and David Zullo a/k/a David A. Zullo

PROPERTY ADDRESS: 67 PAMELA DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-R7S3-002-35C-000

**Seized and taken into execution to be sold as the property of LORI HEISNER AND DAVID ZULLO A/K/A DAVID A. ZULLO in suit of DITECH FINANCIAL LLC.**

---

**Attorney for the Plaintiff:**  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
MT. LAUREL, NJ 855-225-6906

**EUGENE A. GURNARI, Interim Sheriff**  
**LUZERNE COUNTY, Pennsylvania**