

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8573/2012

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, OCTOBER 03, 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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Tax Pin: 06-R7S3 -001-19D-000 and 06-R7S3 -001-19C-000/ Plate No. 6-681-1-R1-D9-3 and 6-681-1-D8-R1-2  
Judgment: \$138,960.04  
Attorney: Kiera McFadden-Roan

PARCEL NO. 1:

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

BEGINNING at an iron pin corner on the easterly side of and twenty-five (25) feet from the center of Legislative Route #40013, said point being the western most corner of the land formerly of Janice Marchetti and a corner of the land now or formerly of Peter and Kathryn Medvecky;

Thence (1) along the easterly side of Legislative Route #40013, North 35 degrees 33 minutes East, forty-nine and seven tenths (49.7) feet to an iron pin corner, on the easterly side of and twenty-five (25) feet from the center of Legislative Route #40013;

Thence (2) along the land now or formerly of Jeffrey Marchetti, South 60 degrees 09 minutes East, one hundred fifty-nine and sixty-six hundredths (159.66) feet to an iron pin corner,

Thence (3) continuing along the 111nd now or formerly of Jeffrey Marchetti, North 37 degrees 03 minutes East, thirty-seven and fifty-one hundredths (37.51) feet to an iron pin corner.

Thence (4) along the land now or formerly of Mark and Cheryl Olian, south 01degree 58 minutes East, eighty and seventy-five hundredths {80. 75 feet to an iron pin corner;

Thence (5) continuing along long the land now or formerly of Mark and Cheryl Olian, North 88 degrees 30 minutes East, fifty-three and twenty-seven hundredths (53.27) feet to an iron pin corner;

Thence (6) continuing along the land now or formerly of Mark and Cheryl Olian, North 01 degree 54 minutes East, sixty (60) feet to an iron pin corner;

Thence (7) continuing along the land of Mark and Cheryl Olian, North 71 degrees 34 minutes West sixty-one and sixteen hundredths (61.16) feet to an iron pin corner;

Thence (8) along the land now or formerly of Jeffrey Marchetti, North 16 degrees 25 minutes West, one hundred forty-six and seventy-seven hundredths (146.77) feet to an iron pin corner on the southerly side of and twenty-five (25) feet from the center of State Highway Route #653;

Thence (9) along the southerly side of Route #653, North 69 degrees 11 minutes East, twenty (20) feet to an iron pin;

Thence (10) along the land formerly of Janice Marchetti, South 21 degrees 50 minute& East, one hundred twenty-six and two tenths (126.2) feet to an iron pin corner,

Thence (11) along the land of the same, north 75 degrees 08 minutes East, eighty-five and three tenths (85.3) feet to an iron pin on the line of the land now or formerly of Charles Shelhamer;

Thence (12) along the land now or formerly of Charles Shelhamer, south 20 degrees 48 minutes East, forty-five and five tenths (45.5) feet to an iron post a corner of the land now or formerly of Charles Shelhamer;

Thence (13) through the land formerly of Janice Marchetti, South 71 degrees 40 minutes West, forty-seven and seven tenths (47.7) feet to an iron pin corner;

Thence (14) along the land of the same South 08 degrees 20 minutes East, one hundred five and four tenths (105.4) feet to an iron pin corner on the land now or formerly of Peter and Kathy Medvecky;

Thence (15) along the land now or formerly of Peter and Kathryn Medvecky, North 87 degrees 55 minutes West, one hundred eight and nine tenths (108.9) feet to an iron rail corner;

Thence (16) along the land of the same North 57 degrees 00 minutes West, two hundred (200) feet to the point of BEGINNING.

Subject to the same exceptions, reservations, covenants, conditions, waivers and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.  
The property identification number for the above parcel is R7S3 001 19D.

PARCEL NO. 2:

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

BEGINNING at an iron pin which is South 16 degrees and 25 minutes East, a distance of one hundred forty-six and seventy-seven hundredths (146.77) feet from an m:m pin which is twenty-five (25) feet from the center of Route 653;

Thence (1) south 71 degrees 34 minutes East, for a distance of sixty-one and sixteen hundredths (61.16) feet through the lands now or formerly of Janice Marchetti to an iron pin;

Thence (2) south 01 degree 54 minutes West, a distance of sixty (60) feet through the lands now or formerly of Janice Marchetti to an iron pin;

Thence (3) south 88 degrees and 30 minutes West, for a distance of fifty-three and twenty-seven hundredths (53.27) feet through the lands now or Connerly of Janice Marchetti to an iron pin;

Thence (4) North 01 degree and 58 minutes West for a distance of eighty and seventy-five hundredths (80.75) feet through the lands now or formerly of Janice Marchetti to the place of BEGINNING.

CONTAINING 3,910 square feet.

TOGETHER with an easement in common with Craig A. Karchner and Susan M. Karchner, his wife, their heirs and assigns, far ingress and egress of persons and vehicles to and from the above described property and over, across and upon the following parcel of land;

BEGINNING at an iron pin which is twenty-five (25) feet from the center of Route 653;

Thence (1) South 16 degrees 25 minutes East for a distance of one hundred forty-six and seventy-seven hundredths (146.77) feet to an iron pin;

Thence (2) south 71 degrees and 34 minutes East for a distance of sixty-one and sixteen hundredths (61.16) feet to an iron pin;

Thence (3) North 41 degrees and 59 minutes West, for a distance of seventy and eleven hundredths (70.11) feet to a point;

Thence (4) North 16 degrees and 25 minutes West for a distance of one hundred twenty (120) feet to a point;

Thence (5) South 69 degrees and 11 minutes West along Route 653 for a distance of twenty (20) feet to the place of BEGINNING.

Subject to the same exceptions, reservations, covenants, conditions, waivers and restriction& as are contained in prior deeds or other instruments forming the chain of title to said premises, and further subject to the condition of easement as indicated in Luzerne County Deed Book 2044 at pages 714 and 715.

The property identification number of the above premises is 06-R7S3 -001-19C-000

BEING premises known and numbered 372 W Butler Drive, Drums, PA 18222

Tax Pin: 06-R7S3 -001-19D-000 and 06-R7S3 -001-19C-000/ Plate No. 6-681-1-R1-D9-3 and 6-681-1-D8-R1-2

By Deed dated November 27, 2002 by Gaetano Zito, in the Office of Recorder of Deeds in and for Luzerne County recorded on December 4, 2002 in Book 3002, Page 302623 and Instrument Number 5477839 conveyed unto Gaetano Zito and Shelly Ann Zito, his wife.

PROPERTY ADDRESS: 372 WEST BUTLER DRIVE, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-R7S3 -001-19D-000 and 06-R7S3 -001-19C-000

Seized and taken into execution to be sold as the property of SHELLY ANN ZITO AND GAETANO ZITO in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS INDENTURE TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-SD3.