

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 633/2024

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 writ of execution issued by plaintiff: Citizens Bank, N.A. f/k/a RBS Citizens NA

To case number 2024-00633

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND IN NANTICOKE CITY, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT TWENTY-FIVE FEET IN A WESTERLY DIRECTION FROM A CORNER COMMON TO LOTS NOS. 310 AND 311 ON THE SOUTHERLY SIDE OF EAST GREEN STREET IN SAID CITY OF NANTICOKE, SAID CORNER BEING SOUTH 71 DEGREES 12 MINUTES WEST, SEVENTY-SEVEN AND FIFTY-HUNDREDTHS (77.50) FEET AND SOUTH 18 DEGREES 48 MINUTES EAST, TWENTY-SEVEN AND FIFTY-HUNDREDTHS (27.50) FEET FROM A CENTER STONE NOT AT THE INTERSECTION OF THE CENTER LINES OF EAST GREEN AND CHESTNUT STREETS;

THENCE ALONG A LINE PARALLEL WITH THE LINE BETWEEN LOTS NOS. 310 AND 311, SOUTH 18 DEGREES 48 MINUTES EAST, ONE HUNDRED THIRTY (130) FEET TO A POINT ON THE NORTHERLY LINE OF AN ALLEY;

THENCE ALONG THE NORTHERLY LINE OF SAID ALLEY, SOUTH 71 DEGREES 12 MINUTES WEST, TWENTY-FIVE (25) FEET TO A POINT;

THENCE ALONG THE LINE BETWEEN LOTS NOS. 309 AND 310, NORTH 18 DEGREES 48 MINUTES WEST, ONE HUNDRED THIRTY (130) FEET TO A POINT ON THE SOUTHERLY LINE OF GREEN STREET;

THENCE ALONG THE SOUTHERLY LINE OF GREEN STREET, NORTH 71 DEGREES 12 MINUTES EAST, TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.

PIN No: 42-J7SE1-003-012-000

Title to said premises is vested in Jada Redditt by deed from Julisa Hampton and Taji Hampton, Wife and Husband dated October 27, 2020 and recorded January 19, 2021 in Instrument Number 202103756.

Property being known as: 277 East Green Street, Nanticoke, Pennsylvania 18634

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Jada Redditt

PROPERTY ADDRESS: 277 EAST GREEN ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE1-003-012-000

Seized and taken into execution to be sold as the property of JADA REDDITT in suit of CITIZENS BANK N.A. F/K/A RBS CITIZENS, N.A..

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**Attorney for the Plaintiff:**  
MCCABE WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

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