

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4375/2026

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:

MONDAY, OCTOBER 05, 2026
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 Writ of Execution issued by Plaintiff, Choice One Community Federal Credit Union.

To case number 2026 - 04375

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

BEGINNING at a common corner on the Northeasterly line of a County Road known as Sutton Creek Road, on the division line of lands between Dr. Robert Bishop and lands now or formerly of Dale R. Atkinson and Frank Redmond, III;

THENCE along said division line following a barbwire fence and a stone wall North 71 degrees 40 minutes East a distance of 497.24 feet to a corner.

THENCE along the westerly side of Sutton Creek North 60 degrees 09 minutes 10 seconds West a distance of 225.00 feet to a stake corner;

THENCE through the lands now or formerly of Dale R. Atkinson and Frank Redmond, III, South 66 degrees 29 minutes 31 seconds West a distance of 365.63 feet to a stake corner on the Northeasterly line of Sutton Creek Road;

THENCE on a curve to the right having a radius of 356.29 feet a central angle of 22 degrees 36 minutes 35 seconds an arc length of 136.65 feet, traversing a chord having a bearing of South 25 degrees 29 minutes 55 seconds East a distance of 135.76 feet to the Point of Beginning, containing an area of 65,884.23 square feet or 1.512 acres of land, more or less.

BEING the same premises conveyed to Dale R. Atkinson by Deed of Dale R. Atkinson and Joanne L. Atkinson, his wife recorded June 9, 1999 in Luzerne County Deed Book 2681 at Page 645.

Property being known as 691 Sutton Creek Road, Harding, Pennsylvania 18643.

Being Luzerne County tax parcel and pin number: 17-B10S3-001-05A-000

Improvements thereon consist of: A residential dwelling situate 691 Sutton Creek Road, Harding, Pennsylvania 18643.

Seized and taken in execution as the property of Dale R. Atkinson

PROPERTY ADDRESS: 691 SUTTON RD, HARDING, PA 18643

UPI / TAX PARCEL NUMBER: 17-B10S3-001-05A-000

Seized and taken into execution to be sold as the property of DALE ATKINSON in suit of CHOICE ONE COMMUNITY
FEDERAL CREDIT UNION.

Attorney for the Plaintiff:
MARSH & ASSOCIATES LLC
PLAINS, PA 570-826-1810

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania