

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-2025-30245

Issued out of the Court of Common Pleas of Butler County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Government Center in the Butler of Butler County of Butler, Commonwealth of Pennsylvania on:

**FRIDAY, MARCH 20, 2026**  
**AT 11:00 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.

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

BEGINNING at a point on line of land now or formerly Nelson Caldwell where the same is intersected by the North line of Lot No. 16 in the within plan, said point being the Southeast corner of the lot herein described; thence continuing on the North line of Lot No. 16 in the within plan, North 86 degrees 26' 40" West, 135.58 feet to a point on the Eastern line of Elizabeth Drive; thence continuing along the same, North 08 degrees 52' 30" East 85 feet to a point on line of Lot No. 18 in the within plan; thence continuing along the Southern line of Lot No. 18, South 86 degrees 26' 40" East, 135.58 feet to a point on line of land of now or formerly Nelson Caldwell, South 08 degrees 52' 30" West 85 feet to a point, the place of beginning. And being Lot No. 17 in the Northwest Manor Plan of Lots as recorded in the Recorder of Deeds Office in and for Butler County in Rack File 29, Page 2, and Rack File 29, Page 25.

This conveyance is made subject to the building conditions and restrictions of the Northwest Manor Plan of Lots as heretofore recorded in the Office of the Recorder of Deeds of Butler County and to a 40 foot right of way as previously reserved and shown on plot plan.

PROPERTY ADDRESS: 126 ELIZABETH DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-19-E17-0000

Seized and taken into execution to be sold as the property of ANDREW L. PALACE in suit of ARMCO CREDIT UNION.

**TERMS OF SALE:** As soon as the property is sold to a third party purchaser, ten percent (10%) of the purchased price shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within Three (3) days, otherwise all money previously paid will be forfeited and the property will be resold at risk of the original bidder.

Attorney for the Plaintiff:  
DILLON MCCANDLESS KING COULTER & GRAHAM, L.L.P.  
BUTLER, PA

**MICHAEL T. SLUPE, Sheriff**  
BUTLER COUNTY, Pennsylvania