SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30071

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, NOVEMBER 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 the right, title interest and claim of Defendants, Perry Constantino and Angela Constantino, in and to the following described property:

ALL that certain piece, parcel or tract of land situate in Center Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the general Southerly right-of-way line of Dakotah Drive and the Northwest corner of Lot 65 in Timberidge Plan of Lots, Phase VI, being the Northeast corner of the tract herein conveyed; thence South 80 degrees 33' 27" West along the general Southerly right-of-way line of Dakotah Drive a distance of 117.00 feet to a point, thence Northwest corner of the tract herein conveyed; thence South 16 degrees 56' 33" East along line of Lot 67 in the Timberidge Plan of Lots, Phase VI, a distance of 191.94 feet to a point, the Southwest corner of the tract herein conveyed; thence North 80 degrees 33' 27" East along line of Lot 47 in the Timberidge Plan of Lots, Phase V, a distance of 91.95 feet to a point, the Southeast corner of the tract herein conveyed; thence North 09 degrees 26' 33" West along line of Lot 65 in the Timberidge Plan of Lot, Phase VI, a distance of 190.27 feet to a point, the place of beginning.

BEING Lot 66 in the Timberidge Plan of Lots, Phase VI, as recorded in Butler County Plan Book 155, page 7.

BEING known and designated as Tax Parcel No. 60-S19-A66 in the Deed Registry Office of Butler County, Pennsylvania.

PROPERTY ADDRESS: 109 DAKOTAH DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S19-A66-0000

Seized and taken into execution to be sold as the property of PERRY CONSTANTINO, ANGELA CONSTANTINO 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.
CRANBERRY TOWNSHIP, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.