

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30135

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 15, 2024
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 DAVID WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, THOMAS WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, DONALD WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, KAREN WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, EDWARD WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, WILSON WATTERSON, INDIVIDUALLY, AS BORROWER AND AS KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, FRANKLIN WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O ANY OF THE KNOWN HEIRS, AND ALICE WATTERSON, WIFE OF WILSON WATTERSON, INDIVIDUALLY AS BORROWER, OF, IN, AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF BUTLER:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF BUTLER. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 322 YOUNG AVENUE, BUTLER, PA 16001, PARCEL NUMBERS 55-28-A1410000.

PROPERTY ADDRESS: 322 YOUNG AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 55-28-A1410000

Seized and taken into execution to be sold as the property of DAVID WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, DONALD WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, KAREN WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, EDWARD WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, WILSON WATTERSON, INDIVIDUALLY, AS BORROWER AND AS KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O ANY OF THE KNOWN HEIRS, ALICE WATTERSON, WIFE OF WILSON WATTERSON, INDIVIDUALLY AS BORROWER, FRANKLIN WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROBER D. MOFFETT, THOMAS WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT.

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:
ROMANO, GARUBO & ARGENTIERI
WOODBURY, NY 8563841515

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania