

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-2026-30039

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, JULY 17, 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 situate in Center Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center line of Township Route T-442, known as Sunset Drive and in common with the line of lands of Parcel "A" of now or formerly M. McCormick; thence along line of lands of Parcel "A" now or formerly M. McCormick North 18 degrees 33' 00" East a distance of 79.44 feet to a point; thence continuing along the same North 11 degrees 27' 00" East a distance of 160.65 feet to an iron pin set at line of lands of now or formerly Parcel B-1; thence continuing along Parcel B-1 South 88 degrees 04' 40" East a distance of 71.95 feet to an iron pin set at line of lands of now or formerly V.A. Litz; thence continuing along line of lands of Litz South 01 degrees 55' 20" West a distance of 88.42 feet to a point at line of lands of Parcel C; thence continuing along line of lands of Parcel C North 88 degrees 04' 40" West a distance of 32.17 feet to a point; thence continuing along the same, the following courses and distances South 01 degrees 55' 20" West a distance of 255.7 feet to an existing iron pin; thence South 22 degrees 33' 40" West a distance of 17.50 feet to an existing pipe; thence South 54 degrees 13' 20" West a distance of 17.97 feet to an iron pin set; thence South 21 degrees 38' 40" West a distance of 115.00 feet to a point in the center line of Township Route T-442, Sunset Drive; thence continuing along said center line North 61 degrees 20' 00" West a distance of 33.49 feet to a point, the place of beginning. Said parcel being designated as Parcel B of the property subdivision Sylvester S. Dittmer as recorded at Plan Book 87, Page 26. Containing 0.32 acres and having erected thereon a 1 1/2 story tile dwelling.

BEING the same premises which Vincent A. Litz and Georgia L. Litz, by Deed dated September 7, 1993 and recorded September 8, 1993, in the Recorder's Office of Butler County, Pennsylvania, as Instrument Book 2335, Page 592, granted and conveyed unto Dale Wayne Lee and Rose Ann Lee, his wife.

HAVING erected thereon a dwelling being known and numbered as 332 Sunset Drive, Butler, PA 16001.

PARCEL NUMBER 060 S4 DB0000

PROPERTY ADDRESS: 332 SUNSET DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S4-DB0000

Seized and taken into execution to be sold as the property of DALE WAYNE LEE A/K/A DALE W. LEE, ROSE ANN LEE A/K/A ROSE A. LEE in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOL.

**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, NJ

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