

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-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 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 or lot of land being Lot No. 141 in the Young Plan of Lots in Butler Township, Butler County, Pennsylvania, recorded in Butler County in Plan Book 4, Page 35, bounded and described as follows: On the North two-hundred ninety (290) feet by Lot No. 142; on the East seventy-five (75) feet by Young Avenue; on the South two-hundred ninety (290) feet by Lot No. 140 in the same plan; on the West seventy-five (75) feet by an alley.

PROPERTY ADDRESS: 322 Young Avenue, Butler, PA 16001

PARCEL NUMBER 055-28-A1410000

PROPERTY ADDRESS: 322 YOUNG AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 055-28-A141-0000

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, 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 EDWARD WATTERSON, ALICE WATTERSON, WIFE OF WILSON WATTERSON, INDIVIDUALLY AS BORROWER, CALEB BORLAND, KNOWN HEIR OF KAREN WATTERSON A/K/A KAREN ZAVACKY, COLIN BORLAND, KNOWN HEIR OF KAREN WATTERSON A/K/A KAREN ZAVACKY, THOMAS WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT in suit of U.S. BANK TRUST NATIONAL ASSOCIATION.

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