SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30042

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 lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being part of Lot U in the Woodland Estates Park Plan as recorded in the Recorder's Office of Butler County in Rack File 63 page 25, bounded and described as follows, to-wit: BEGINNING at a point on the westerly line of Bellwood Court at the dividing line between Parcel "U" and the northerly line of a parking area; thence from said point of beginning along the northerly line of the parking area S 52° 02' W a distance of 57.22 feet to a point on the dividing line between Units 3024 and 3025; thence thru Parcel "U" dividing the party wall between Units 3024 and 3025 N 37° 58' W a distance of 85.80 feet to a point on the southerly line of Parkwood Drive; thence along the southerly line of Parkwood Drive by the arc of a circle curving to the left in a northeasterly direction having a radius of 1625.00 feet for an arc distance of 29.30 feet; thence continuing by the arc of a circle curving to the right in a northeasterly direction having a radius of 25.00 for an arc distance of 39.01 feet to a point on the westerly line of Bellwood Court; thence along the westerly line of Bellwood Court by the arc of a circle curving to the right in a southerly direction having a radius of 296.00 feet for an arc distance of 67.08 feet to the point and place of Beginning.

SUBJECT TO grants, rights, easements, exceptions, reservations, covenants and restrictions as contained in prior instruments of record and in said recorded plan.

SUBJECT TO building line and easements on said recorded plan,

TOGETHER WITH an easement on and to the Common Area in accordance with the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc. recorded in the Recorder's Office of Butter County in Deed Book Volume 997, page 1060. UNDER AND SUBJECT TO the covenants, conditions and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc. recorded in the Recorder's Office of Butler County in Deed Book Volume 995, page 749.

BEING KNOWN AS: 301 BELLWOOD COURT CRANBERRY, PA 16066

PROPERTY ID: 130-S4-CU3024-0000

TITLE TO SAID PREMISES IS VESTED IN WILLIAM L. RACINE BY DEED FROM SHELLEY D. RACINE, DATED MAY 22, 1990 RECORDED AUGUST 31, 1990 IN BOOK NO. 1645 PAGE 239

PROPERTY ADDRESS: 301 BELLWOOD COURT, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S4-CU3024-0000

Seized and taken into execution to be sold as the property of WILLIAM L. RACINE, PATRICIA A. RACINE in suit of MANUFACTURERS AND TRADERES TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 1997-4.

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:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC
MT. LAUREL, NJ 973-575-0707

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.