

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30105

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, SEPTEMBER 18, 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.

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA.

PREMISES "A" (500 CRANBERRY WOODS DRIVE)

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA BEING ALL OF PARCEL E IN 500 CRANBERRY WOODS DRIVE PLAN OF LOTS OF RECORD IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 247, PAGES 47 AND 48.

PREMISES "B" (700 CRANBERRY WOODS DRIVE)

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY , COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, KNOWN AS REV. NO. 1 TO CRANBERRY WOODS PLAN NO. 1, AS RECORDED IN THE RECORDER'S OFFICE OF DEEDS FOR BUTLER COUNTY, IN PLAN BOOK VOLUME 244, PAGES 14 THROUGH 15.

PREMISES "C" (800 CRANBERRY WOODS DRIVE)

ALL THAT CERTAIN PARCEL OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA, BEING A PORTION OF CRANBERRY WOODS PLAN NO. 1, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUTLER COUNTY, IN PLAN BOOK VOLUME 217 PAGES 20 THRU 21 AND DESIGNATED AS LOT H ON THE AFORESAID RECORDED PLAN.

TOGETHER WITH ALL OF THOSE EASEMENTS APPURTENANT TO THE INSURED LAND, AS CREATED BY AND MORE FULLY SET FORTH IN SECTION 9.1 OF DECLARATION OF PROTECTIVE COVENANTS FOR CRANBERRY WOODS, EXECUTED BY MINE SAFETY APPLIANCES COMPANY DATED OCTOBER 28, 1998 AND RECORDED IN RECORD BOOK 2928 PAGE 28.

TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN GROUND LEASE MADE BY AND BETWEEN MCKNIGHT CRANBERRY, L.P., A DELAWARE LIMITED PARTNERSHIP AND MCKNIGHT CRANBERRY III, L.P., A DELAWARE LIMITED PARTNERSHIP AS MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN MCKNIGHT CRANBERRY L.P., A DELAWARE LIMITED PARTNERSHIP DATED JULY 19, 2013 AND RECORDED AUGUST 7, 2013 IN THE BUTLER COUNTY CLERK'S/REGISTER'S OFFICE AS INSTRUMENT NO. 201308070023127.

TAX ID / RACEL NO. 130-4F44-36F4-0000, 130-4F44-36D-0000 AND 130-4F44-36E-0000

PROPERTY ADDRESS: 500, 700 AND 800 CRANBERRY WOODS DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-4F44-36FA-0000, 130-4F44-36D-0000 AND 130-4F44

Seized and taken into execution to be sold as the property of MCKNIGHT CRANBERRY III, LP, MCKNIGHT CRANBERRY, L.P. in suit of DEUTSCHE BANK TRUST COMPANY AMERICAS.

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:
BALLARD SPAHR LLP
PHILADELPHIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania