SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2024-30068

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, JANUARY 15, 2027
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 Connoquenessing, County of Butler, Commonwealth of Pennsylvania, being designated as Unit No. 2001 in Building No. 200 in Sonoma Valley Condominium (the "Condominium"), which was created pursuant to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Instrument No. 201308270025054 and the Plats and Plans recorded with said Declaration in said Recorder's Office at Instrument No. 201308270025052, together with an undivided interest in the Common Elements appurtenant thereto, as set forth in the Declaration of Condominium as may be amended from time to time in accordance with the Declaration of Condominium.

BEING known and numbered as 2001 Sonoma Valley Drive, Renfrew, Pennsylvania 16053.

PARCEL NO. 120-S10-BB22001

BEING the same premises which Walter J. Bechtold and Mary M. Bechtold a/k/a Mary Margaret Bechtold, husband and wife, by Michael K. Bechtold, their Agent, by Deed dated September 21, 2021 and recorded on September 27, 2021 in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Instrument Number 202109270027271, granted and conveyed unto John Torch.

PROPERTY ADDRESS: 2001 SONOMA VALLEY DRIVE, RENFREW, PA 16053

UPI / TAX PARCEL NUMBER: 120-S10-BB22001

Seized and taken into execution to be sold as the property of JOHN TORCH in suit of SONOMA VALLEY CONDOMINIUM ASSOCIATION, A PENNSYLVANIA UNINCORPORATED 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:
LMBH LEGAL SERVICES, LLC
ALLISON PARK, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.