

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30082

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 19, 2025
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 land situate in the Borough of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being lot 8R in the Joy Wilson Lots 8 and 10/Lot Line Revision Plan of Subdivision, recorded in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania on November 12, 1995 in Plan Book 188, Page 26, formerly being Lot Nos. 8 and 10 in the Maplewood Plan, recorded in the Office of the Recorder of deeds in and for Butler Couty, Pennsylvania on October 8, 1993 in Plan Book 168, Page 40.

BEING designated as Tax Parcel No. 370-S2-D36C8 (formerly Tax Parcel Nos. 370-S2-D36C8 and 370-S2-D36C10 and consolidated as Parcel No. 370-S2-D36C8)

UNDER AND SUBJECT to Protective Covenants recorded in Record Book 2378, Page 227.

UNDER AND SUBJECT to restrictions, reservations, easements and rights of way as recorder in prior instruments of record.

Being the same premises which James R. Mulkern and wife Joy D. Mulkern, by Deed dated 10/11/2022 and recorded 10/12/2022, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 202210120021514, granted and conveyed unto Enoch Blackburn, in fee.

Tax Parcel: 370-S2- D36C8-0000

Premises Being: 1250-1254 EVANS CITY RD, Evans City, PA 16033

PROPERTY ADDRESS: 1250-1254 EVANS CITY ROAD, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 370-S2-D36C8-0000

Seized and taken into execution to be sold as the property of ENOCH M. BLACKBURN A/K/A ENOCH BLACKBURN in suit of DATA MORTGAGE, INC..

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:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-666

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania