

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of:

**Docket Number: 2023-SU-001023**

**Plaintiff(s)**  
GUARDIAN MORTGAGE, A  
DIVISION OF SUNFLOWER  
BANK, N.A.

vs.

**Defendant(s)**  
OLGA I. NIMMONS  
JOSE J. PENA

**And to me directed, I will expose at public sale at  
<https://york.pa.realforeclose.com/>  
the following real estate to wit:**

**AS THE REAL ESTATE OF:**

OLGA I. NIMMONS  
JOSE J. PENA  
DOCKET #2023-SU-001023

ALL THAT CERTAIN lot or ground with the improvements thereon erected, situate on the East side of South Vernon Street in East York, in the Township of Springettsbury, County of York and Commonwealth of Pennsylvania.

PARCEL No. 46-000-02-0214.00-00000

PROPERTY ADDRESS: 137 SOUTH VERNON STREET, YORK, PENNSYLVANIA 17402

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Olga I. Nimmons AND Jose J. Pena

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 137 SOUTH VERNON STREET, YORK, PA 17402

UPI# 460000202140000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

**Seized, levied upon and taken into execution  
As the Real Estate aforesaid by**

**RICHARD P KEUERLEBER, Sheriff**

**Sheriff's Office, York County, Pennsylvania**