

# 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: 2024-SU-000730

Plaintiff(s)

GUARDIAN MORTGAGE, A  
DIVISION OF SUNFLOWER  
BANK, N.A.

vs.

Defendant(s)

LORI GINGERICH  
WHITNEY L. TIMCHECK  
BRIAN E. TIMCHECK JR. AKA BRIAN  
TIMCHECK JR.

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:

LORI GINGERICH  
WHITNEY L. TIMCHECK  
BRIAN E. TIMCHECK JR. AKA BRIAN TIMCHECK JR.

Owner(s) of property situate in the SPRINGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being  
2760 Eastwood Drive York aka East York PA 17402  
PARCEL #: 460000400090000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$191,361.64

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 2760 EASTWOOD DRIVE, YORK, PA 17402

UPI# 460000400090000000

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