

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 07, 2025

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-002853

Plaintiff(s)

GUILD MORTGAGE COMPANY
LLC

vs.

Defendant(s)

JOSHUA SUAREZ
TRAMAINE S BROWN

**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:

JOSHUA SUAREZ

TRAMAINE S BROWN

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF WEST YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1111 WEST PRINCESS STREET, YORK, PA 17404

UPIN NUMBER 88-000-01-0086.00-00000

PROPERTY ADDRESS: 1111 W PRINCESS ST, YORK, PA 17404

UPI# 880000100860000000

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