

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT
October 06, 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: 2025-SU-000781

Plaintiff(s)
TRUIST BANK

vs.

Defendant(s)
ANDREW JAMES GROTHE
MEGAN ASHLEY GROTHE

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:

ANDREW JAMES GROTHE
MEGAN ASHLEY GROTHE

All that certain piece or parcel or Tract of land situated in the Township of Lower Windsor, County of York, Pennsylvania, and
being known as 524 Bull Run Road, Wrightsville, Pennsylvania 17368.

PARCEL NUMBER: 35-000-IM-0082.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$222,427.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Andrew James Grothe and Megan Ashley Grothe
PROPERTY ADDRESS: 524 BULL RUN ROAD, WRIGHTSVILLE, PA 17368

UPI# 35000IM00820000000

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