

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

December 09, 2019

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: 2018-SU-002208**

**Plaintiff(s)**

WELLS FARGO BANK, N.A. SUCCESSOR BY  
MERGER TO WELLS FARGO HOME  
MORTGAGE, INC.

vs.

**Defendant(s)**

TYLER A. ROSE A/K/A TYLER ROSE  
TRACEY ROSE A/K/A TRACEY LYNN ROSE  
A/K/A TRACEY LYNN LAMOTTE

**And to me directed, I will expose at public sale in the York County Judicial Center,  
City of York, County of York, Commonwealth of Pennsylvania the following real  
estate to wit:**

**AS THE REAL ESTATE OF:**

TYLER A. ROSE A/K/A TYLER ROSE  
TRACEY ROSE A/K/A TRACEY LYNN ROSE A/K/A TRACEY LYNN LAMOTTE

By virtue of a Writ of Execution No. 2018-SU-002208

Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc.

v.

Tyler A. Rose a/k/a Tyler Rose

Tracey Rose a/k/a Tracey Lynn Rose a/k/a Tracey Lynn Lamotte

owner(s) of property situate in the WEST MANHEIM TOWNSHIP, YORK County, Pennsylvania, being

1228 Wanda Drive, Hanover, PA 17331-8638

Parcel No. 52000160077B000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$160,471.71

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1228 WANDA DRIVE, HANOVER, PA 17331

UPI# 52-000-16-0077.B0-00000

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**