

# 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: 2018-SU-002208

Plaintiff(s)

UMB BANK, NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS LEGAL TITLE  
TRUSTEE FOR LVS TITLE  
TRUST XIII

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 at  
<https://york.pa.realforeclose.com/>  
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