

# 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: 2017-SU-003352**

**Plaintiff(s)**  
WVMF FUNDING, LLC

vs.

**Defendant(s)**  
THOMAS M. VOGEL

**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:**

THOMAS M. VOGEL

ALL the following tract of land situate, lying, and being in the Borough of Hanover, York County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING for a point on the Northwestern edge of East Walnut Street, and a 20 feet wide alley as shown on the hereinafter referenced subdivision plan; thence along said 20 feet wide alley North 62 degrees 02 minutes 00 seconds West, 186.00 feet to a railroad spike on the Eastern edge of another 20 feet wide alley; thence along said Eastern edge of another 20 feet wide alley; thence along said Eastern edge of said alley North 28 degrees 15 minutes 00 seconds East, 13.00 feet to a steel pin at property now or formerly of James and Charlotte Burkhardt known as 302 East Walnut Street; thence along same the following two courses and distances: (1) South 62 degrees 27 minutes 07 seconds East, 116.33 feet to a point on the center of a partition wall; thence (2) continuing through the center of the partition wall South 61 degrees 45 minutes East, 69.68 feet to a point on the Northwestern edge of East Walnut Street; thence along same South 28 degrees 15 minutes 00 seconds West, 13.51 feet to a chisel mark at a 20 feet wide alley, the point and place of BEGINNING. Identified as No. 300 East Walnut Street. Said description is taken from a plan of lots prepared by Donald E. Worley, Registered Surveyor, dated October 19, 1982. Said plan is recorded in the York County Recorder of Deeds' Office in Plan Book DD, page 504.

TITLE TO SAID PREMISES IS VESTED IN THOMAS M. VOGEL, MARRIED MAN, by Deed from HERMAN S. MYERS, SINGLE MAN, Dated 10/26/2001, Recorded 10/29/2001, in Book 1462, Page 0680.

Tax Parcel: 670000405970000000

Premises Being: 300 EAST WALNUT STREET, HANOVER, PA 17331

PROPERTY ADDRESS: 300 EAST WALNUT STREET, HANOVER, PA 17331

UPI# 67-000-04-0597.00-00000

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**