

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

December 02, 2024

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-003060**

**Plaintiff(s)**

GOSHEN MORTGAGE LLC AS  
SEPARATE TRUSTEE FOR  
GDBT I TRUST 2011-1

VS.

**Defendant(s)**

DANIEL E. SNYDER  
LORI A. SNYDER A/K/A LORI SNYDER

**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:**

DANIEL E. SNYDER  
LORI A. SNYDER A/K/A LORI SNYDER

ALL that certain piece, or tract of ground, situate, lying and being in the Borough of Manchester, York County, Pennsylvania, known and numbered as Lot No. 26 as shown on a Plan entitled "Final Subdivision Plan of Manhaven Manor - Phase I," prepared by Land Survey Consultants, Inc., Plan No. 727-2, dated June 29, 1993, last revised August 5, 1993, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book NN, Page 468, more particularly bounded and described as follows, to wit:

BEGINNING at a point at or near Parkview Road; thence proceeding along an arc having a radius of 325 feet, an arc distance of 85.00 feet and a chord bearing South 50 degrees 38 minutes 25 seconds West, a distance of 84.76 feet to a point; thence proceeding North 46 degrees 54 minutes 06 seconds West, a distance of 98.89 feet to a point; thence North 42 degrees 02 minutes 27 seconds East, a distance of 106.67 feet to a point; thence South 35 degrees 28 minutes 32 seconds East, a distance of 114.17 feet to a point and place of BEGINNING.

UNDER AND SUBJECT to a portion of a 20 feet wide drainage and utility easements crossing the northerly side of the subject premises.

EACH LOT OWNER BEING solely responsible for the maintenance and repair of the grading seeding and landscaping of their lot, as initially installed by the Seller, and having the continuing obligation to perform any maintenance and repair where required due to erosion, storm damage, or ordinary wear and tear from whatever source.

UNDER AND SUBJECT, NEVERTHELESS, to the same condition, restrictions, exceptions and reservations as exist by virtue of prior recorded instrument, deeds and conveyances.

The improvements thereon being known as 545 Crossings Way, Manchester, PA, 17345

Parcel No. 76000010049N000000

BEING the same premises which Jill M. Klobe, Formerly Known as Jill M. Saylor, and Steven E. Klobe, her husband by Deed dated June 24, 2006 and recorded in the Office of Recorder of Deeds of York County on June 30, 2006 at Book 1821, Page 6909 granted and conveyed unto Daniel E. Snyder and Lori A. Snyder. Husband and wife

PROPERTY ADDRESS: 545 CROSSINGS WAY, MANCHESTER, PA 17345

UPI# 76000010049N000000

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**