

# 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-000386

Plaintiff(s)

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

Defendant(s)

DANIELLE L. SNYDER  
JACOB L. YEAPLE  
THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT

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:

DANIELLE L. SNYDER  
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
JACOB L. YEAPLE  
SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 2018-010659

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS

DANIELLE L. SNYDER, JACOB L. YEAPLE  
and THE SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT,  
DEFENDANTS

REAL ESTATE: 3255 NORTH GEORGE STREET EMIGSVILLE, PA 17318

MUNICIPALITY: Manchester Township

DIMENSIONS: 42 x 190 x 30 x 10 x 12 x 180

SEE INSTRUMENT #: 2018-010659

TAX PARCEL #: 36-000-01-0009.00-00000

ASSESSMENT: \$111,410

IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING HOUSE AS IDENTIFIED ABOVE.

TO BE SOLD AS THE PROPERTY OF DANIELLE L. SNYDER AND JACOB L. YEAPLE ON JUDGMENT NO.  
2025-SU-000386

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17104  
(717) 234-4178

PROPERTY ADDRESS: 3255 NORTH GEORGE STREET, EMIGSVILLE, PA 17318

UPI# 360000100090000000

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**