

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

December 04, 2017

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: 2015-SU-003109-06

Plaintiff(s)

U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
RMAC TRUST, SERIES
2016-CTT

vs.

Defendant(s)

BRIAN ESHLEMAN
STACEY ESHLEMAN

**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:

BRIAN ESHLEMAN
STACEY ESHLEMAN

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

BEGINNING for a corner at a point at Diller Road at lands now or formerly of Carl T. Bemiller and Wife; thence along said
lands North seven (7) degrees nineteen (19) minutes East, one hundred forty (140) feet to a point at a twenty feet wide alley;
thence along said alley South eighty-two (82) degrees forty-one (41) minutes East, one hundred (100) feet to a point at lands
now or formerly of Charles R. Ackerman and Wife; thence along said lands South seven (7) degrees nineteen (19) minutes
West, one hundred forty (140) feet to appoint at Diller Road aforesaid; thence along said Diller Road North eighty-two (82)
degrees forty-one (41) minutes West, one hundred (100) feet to a point and place of BEGINNING. Being known on a plot or
plan of a series of lots laid out by the Grantors herein and known as Diller Estate Development, as Lot No. 11 and Eastern 35
feet of Lot No. 12 according to plan dated August 5, 1948; and known as Lots No. 11 and 12 on a plan of Diller Estates
Development as revised on June 23, 1952.

UNDER AND SUBJECT, NEVERTHELESS, to the following restrictions, which shall be binding upon the Grantees herein,
their heirs and assigns, to wit:

1. The tract of land hereby conveyed shall be used for residential purposes only, and no residences shall be erected thereon
unless the exterior surfaces thereof shall be of brick, stone or clapboard construction or of any other material which is
approved by the Grantors herein, or of any combination of such materials.

2. No structure or improvements of any kind shall be erected upon the tract of land hereby conveyed within thirty (30) feet of
the street line of Diller Road nor within five (5) feet of the boundaries between the tract of land hereby conveyed and the land
adjoining thereto on either side.

The improvements thereon being known as 239 Diller Road Hanover, Pennsylvania 17331

Being the same lot or parcel of ground which by Deed dated October 28, 1958 and recorded November 3, 1958 among the
Land Records of York County, State of Pennsylvania, in Liber/Book 47B, folio/page 595, was granted and conveyed/assigned
by and between Isabel Rudisill, unmarried, Lela R. Baughman and C.R. Baughman her husband and Hazel R. Stump and
George A. Stump, her husband, by Lela R. Baughman, their Attorney-in-fact, specially constituted by Power of Attorney, dated
September 13, 1948, as by reference thereunto being had appears and Mary C. Diller and Charles S. Diller, her husband unto
James H. McMaster and Doris B. McMaster. The said James H. McMaster having since departed this life on 10-17-2008
thereby vesting title solely unto Doris B. McMaster.

Being the same lot or parcel of ground which by Deed of even date and recorded or intended to be recorded immediately prior
hereto among the Land Records of York County, State of Pennsylvania, was granted and conveyed/assigned by and between
Doris B. McMaster unto Brian Eshleman and Stacey Eshleman.

PARCEL #67-000-09-0098.00-00000

PROPERTY ADDRESS: 239 DILLER ROAD, HANOVER, PA 17331

UPI# 67-000-09-0098.00-00000

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**