

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 09, 2018

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: 2016-SU-001175-06

Plaintiff(s)
FULTON BANK

vs.

Defendant(s)
FOX RUN CREEK ESTATES LIMITED PARTNERSHIP

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:

FOX RUN CREEK ESTATES LIMITED PARTNERSHIP

ALL THAT CERTAIN tract of land, with improvements thereon erected, lying, being and situate in Dover Township, York County, Pennsylvania, identified as Lot Nos. 2, 7-15, 20, 39-50, 52-54, 56-61, 63-77, 80-87, 91-103, 108-113, and 115 on a Final Subdivision and Land Development Plan for Fountain Rock - Phase One, prepared by Site Design Concepts, Inc., said Plan being dated February 10, 2005, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book 1776, page 2351, and known and numbered as follows:

1602 Fountain Rock Drive (Parcel ID 24-000-37-0002.00-00000); 1618 Fountain Rock Drive (Parcel ID 24-000-37-0007.00-00000); 1620 Fountain Rock Drive (Parcel ID 24-000-37-0008.00-00000); 1622 Fountain Rock Drive (Parcel ID 24-000-37-0009.00-00000); 1624 Fountain Rock Drive (Parcel ID 24-000-370010.00-00000); 1626 Fountain Rock Drive (Parcel ID 24-000-37-0011.00-00000); 1628 Fountain Rock Drive (Parcel ID 24-000-37-0012.00-00000); 1630 Fountain Rock Drive (Parcel ID 24-000-37-0013.00-00000); 1632 Fountain Rock Drive (Parcel ID 24-000-37-0014.00-00000); 1634 Fountain Rock Drive (Parcel ID 24-000-37-0015.00-00000); 1664 Fountain Rock Drive (Parcel ID 24-000-37-0020.00-00000); 1800 Fountain Rock Drive (Parcel ID 24-000-37-0039.00-00000); 1802 Fountain Rock Drive (Parcel ID 24-000-37-0040.00-00000); 1804 Fountain Rock Drive (Parcel ID 24-000-37-0041.00-00000); 1806 Fountain Rock Drive (Parcel ID 24-000-37-0042.00-00000); 1808 Fountain Rock Drive (Parcel ID 24-000-37-0043.00-00000); 1810 Fountain Rock Drive (Parcel ID 24-000-37-0044.00-00000); 1812 Fountain Rock Drive (Parcel ID 24-000-37-0045.00-00000); 1814 Fountain Rock Drive (Parcel ID 24-000-37-0046.00-00000); 1816 Fountain Rock Drive (Parcel ID 24-000-37-0047.00-00000); 1818 Fountain Rock Drive (Parcel ID 24-000-37-0048.00-00000); 1820 Fountain Rock Drive (Parcel ID 24-000-37-0049.00-00000); 1822 Fountain Rock Drive (Parcel ID 24-000-37-0050.00-00000); 1617 Fountain Rock Drive (Parcel ID 24-000-37-0052.00-00000); 1619 Fountain Rock Drive (Parcel ID 24-000-37-0053.00-00000); 1621 Fountain Rock Drive (Parcel ID 24-000-37-0054.00-00000); 1625 Fountain Rock Drive (Parcel ID 24-000-37-0056.00-00000); 1627 Fountain Rock Drive (Parcel ID 24-000-37-0057.00-00000); 1629 Fountain Rock Drive (Parcel ID 24-000-37-0058.00-00000); 1631 Fountain Rock Drive (Parcel ID 24-000-37-0059.00-00000); 1633 Fountain Rock Drive (Parcel ID 24-000-370060.00-00000); 1635 Fountain Rock Drive (Parcel ID 24-000-37-0061.00-00000); 1639 Fountain Rock Drive (Parcel ID 24-000-37-0063.00-00000); 1641 Fountain Rock Drive (Parcel ID 24-000-37-0064.00-00000); 1643 Fountain Rock Drive (Parcel ID 24-000-37-0065.00-00000); 1645 Fountain Rock Drive (Parcel ID 24-000-37-0066.00-00000); 1701 Fountain Rock Drive (Parcel ID 24-000-37-0067.00-00000); 1703 Fountain Rock Drive (Parcel ID 24-000-37-0068.00-00000); 1705 Fountain Rock Drive (Parcel ID 24-000-37-0069.00-00000); 1707 Fountain Rock Drive (Parcel ID 24-000-37-0070.00-00000); 1709 Fountain Rock Drive (Parcel ID 24-000-37-0071.00-00000); 1711 Fountain Rock Drive (Parcel ID 24-000-37-0072.00-00000); 1713 Fountain Rock Drive (Parcel ID 24-000-37-0073.00-00000); 1715 Fountain Rock Drive (Parcel ID 24-000-37-0074.00-00000); 1717 Fountain Rock Drive (Parcel ID 24-000-37-0075.00-00000); 1719 Fountain Rock Drive (Parcel ID 24-000-37-0076.00-00000); 1721 Fountain Rock Drive (Parcel ID 24-000-37-0077.00-00000); 1727 Fountain Rock Drive (Parcel ID 24-000-37-0080.00-00000); 1729 Fountain Rock Drive (Parcel ID 24-000-37-0081.00-00000); 3312 Walker Avenue (Parcel ID 24-000-37-0082.00-00000); 3309 Walker Avenue (Parcel ID 24-000-37-0083.00-00000); 3307 Walker Avenue (Parcel ID 24-000-37-0084.00-00000); 3305 Walker Avenue (Parcel ID 24-000-37-0085.00-00000); 3303 Walker Avenue (Parcel ID 24-000-37-0086.00-00000); 3302 Walker Avenue (Parcel ID 24-000-37-0087.00-00000); 1801 Fountain Rock Drive (Parcel ID 24-000-37-0091.00-00000); 1803 Fountain Rock Drive (Parcel ID 24-000-37-0092.00-00000); 1805 Fountain Rock Drive (Parcel ID 24-000-37-0093.00-00000); 1807 Fountain Rock Drive (Parcel ID 24-000-37-0094.00-00000); 1809 Fountain Rock Drive (Parcel ID 24-000-37-0095.00-00000); 1811 Fountain Rock Drive (Parcel ID 24-000-37-0096.00-00000); 1813 Fountain Rock Drive (Parcel ID 24-000-37-0097.00-00000); 1815 Fountain Rock Drive (Parcel ID 24-000-37-0098.00-00000); 1817 Fountain Rock Drive (Parcel ID 24-000-37-0099.00-00000); 1819 Fountain Rock Drive (Parcel ID 24-000-37-0100.00-00000); 1821 Fountain Rock Drive (Parcel ID 24-000-37-0101.00-00000); 1823 Fountain Rock Drive (Parcel ID 24-000-37-0102.00-00000); 1603 Fountain Rock Drive (Parcel ID 24-000-37-0103.00-00000); Fountain Rock Drive (Parcel ID 24-000-37-0108.00-00000); 1612-1614 Fountain Rock Drive (Parcel ID 24-000-37-0109.00-00000); Fountain Rock Drive (Parcel ID 24-000-37-0110.00-00000); Walker Avenue (Parcel ID 24-000-37-0111.00-00000); Fountain Rock Drive (Parcel ID 24-000-37-0112.00-00000); Fountain Rock Drive (Parcel ID 24-000-37-0113.00-00000); and Fox Chase Drive (Parcel ID 24-000-37-0115.00-00000).

BEING a portion of the property granted by and described in a Deed dated December 15, 2004, and recorded among the York County Recorder of Deeds in Book 1694, page 4249, from Fountain Rock LLC unto Fox Run Creek Estates Limited Partnership. Containing 89.187 acres of land, more or less.

PROPERTY ADDRESS: 1602 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0002.00-00000
PROPERTY ADDRESS: 1618 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0007.00-00000
PROPERTY ADDRESS: 1620 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0008.00-00000
PROPERTY ADDRESS: 1622 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0009.00-00000
PROPERTY ADDRESS: 1624 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0010.00-00000
PROPERTY ADDRESS: 1626 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0011.00-00000
PROPERTY ADDRESS: 1628 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0012.00-00000
PROPERTY ADDRESS: 1630 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0013.00-00000
PROPERTY ADDRESS: 1632 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0014.00-00000
PROPERTY ADDRESS: 1634 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0015.00-00000
PROPERTY ADDRESS: 1664 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0020.00-00000
PROPERTY ADDRESS: 1800 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0039.00-00000
PROPERTY ADDRESS: 1802 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0040.00-00000
PROPERTY ADDRESS: 1804 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0041.00-00000
PROPERTY ADDRESS: 1806 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0042.00-00000
PROPERTY ADDRESS: 1808 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0043.00-00000
PROPERTY ADDRESS: 1810 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0044.00-00000
PROPERTY ADDRESS: 1812 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0045.00-00000
PROPERTY ADDRESS: 1814 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0046.00-00000
PROPERTY ADDRESS: 1816 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0047.00-00000
PROPERTY ADDRESS: 1818 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0048.00-00000
PROPERTY ADDRESS: 1820 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0049.00-00000

PROPERTY ADDRESS: 1822 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0050.00-00000

PROPERTY ADDRESS: 1617 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0052.00-00000

PROPERTY ADDRESS: 1619 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0053.00-00000

PROPERTY ADDRESS: 1621 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0054.00-00000

PROPERTY ADDRESS: 1625 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0056.00-00000

PROPERTY ADDRESS: 1627 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0057.00-00000

PROPERTY ADDRESS: 1629 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0058.00-00000

PROPERTY ADDRESS: 1631 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0059.00-00000

PROPERTY ADDRESS: 1633 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0060.00-00000

PROPERTY ADDRESS: 1635 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0061.00-00000

PROPERTY ADDRESS: 1639 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0063.00-00000

PROPERTY ADDRESS: 1641 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0064.00-00000

PROPERTY ADDRESS: 1643 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0065.00-00000

PROPERTY ADDRESS: 1645 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0066.00-00000

PROPERTY ADDRESS: 1701 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0067.00-00000

PROPERTY ADDRESS: 1703 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0068.00-00000

PROPERTY ADDRESS: 1705 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0069.00-00000

PROPERTY ADDRESS: 1707 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0070.00-00000

PROPERTY ADDRESS: 1709 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0071.00-00000

PROPERTY ADDRESS: 1711 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0072.00-00000

PROPERTY ADDRESS: 1713 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0073.00-00000

PROPERTY ADDRESS: 1715 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0074.00-00000

PROPERTY ADDRESS: 1717 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0075.00-00000

PROPERTY ADDRESS: 1719 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0076.00-00000

PROPERTY ADDRESS: 1721 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0077.00-00000

PROPERTY ADDRESS: 1727 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0080.00-00000

PROPERTY ADDRESS: 1729 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0081.00-00000

PROPERTY ADDRESS: 3312 WALKER AVENUE, DOVER, PA 17315
UPI# 24-000-37-0082.00-00000

PROPERTY ADDRESS: 3309 WALKER AVENUE, DOVER, PA 17315
UPI# 24-000-37-0083.00-00000

PROPERTY ADDRESS: 3307 WALKER AVENUE, DOVER, PA 17315
UPI# 24-000-37-0084.00-00000

PROPERTY ADDRESS: 3305 WALKER AVENUE, DOVER, PA 17315
UPI# 24-000-37-0085.00-00000

PROPERTY ADDRESS: 3303 WALKER AVENUE, DOVER, PA 17315
UPI# 24-000-37-0086.00-00000

PROPERTY ADDRESS: 3302 WALKER AVENUE, DOVER, PA 17315
UPI# 24-000-37-0087.00-00000

PROPERTY ADDRESS: 1801 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0091.00-00000

PROPERTY ADDRESS: 1803 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0092.00-00000

PROPERTY ADDRESS: 1805 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0093.00-00000

PROPERTY ADDRESS: 1807 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0094.00-00000

PROPERTY ADDRESS: 1809 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0095.00-00000

PROPERTY ADDRESS: 1811 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0096.00-00000

PROPERTY ADDRESS: 1813 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0097.00-00000

PROPERTY ADDRESS: 1815 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0098.00-00000

PROPERTY ADDRESS: 1817 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0099.00-00000

PROPERTY ADDRESS: 1819 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0100.00-00000

PROPERTY ADDRESS: 1821 FOUNTAIN ROCK DRIVE, DOVER, PA 17315
UPI# 24-000-37-0101.00-00000

PROPERTY ADDRESS: 1823 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0102.00-00000

PROPERTY ADDRESS: 1603 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0103.00-00000

PROPERTY ADDRESS: FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0108.00-00000

PROPERTY ADDRESS: 1612-1614 FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0109.00-00000

PROPERTY ADDRESS: FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0110.00-00000

PROPERTY ADDRESS: WALKER AVENUE, DOVER, PA 17315

UPI# 24-000-37-0111.00-00000

PROPERTY ADDRESS: FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0112.00-00000

PROPERTY ADDRESS: FOUNTAIN ROCK DRIVE, DOVER, PA 17315

UPI# 24-000-37-0113.00-00000

PROPERTY ADDRESS: FOX CHASE DRIVE, DOVER, PA 17315

UPI# 24-000-37-0115.00-00000

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