

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 26-NO-677

Issued out of the Court of Common Pleas of Adams County, Pennsylvania and to me directed, I will
expose the following described property to the public on-line auction conducted by Bid4Assets, 8757
Georgia Ave., Suite 520 Silver Springs, MD 20910 on:

**FRIDAY, NOVEMBER 20, 2026
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

Case No.: 2026-NO-0677 Debt: \$6,571.93
Appler Condominium Owners Association, Inc.
v.
Francis A. DeMario

Address of Property: 11 Apple Jack Lane, Littlestown, PA 17340
Borough of Littlestown
Legal Description:

All that certain lot or parcel of unit of land situate in the Borough of Littlestown, County of Adams, and Commonwealth of Pennsylvania, being more particularly described as follows:

UNIT #3 on the final plan for Phase I-Quad Units for Appler Planned Residential Development recorded in the Office of Recorder of Deeds of Adams County, Pennsylvania in Plat Book 72, at Page 29, being a unit comprising a part of the real estate to which the Declaration of Appler Condominium and Declaration Plan recorded in Adams County Record Book 1736, at Page 293 pertains. This conveyance includes an undivided 6.25% interest in the Common Expenses as defined and provided for in said Declaration, together with the right to the use and enjoyment of the Common Elements as defined and provided for in said Declaration; subject, nevertheless, to the conditions and covenants contained in said Declaration and Exhibits thereto.

BEING known as Tax Parcel I.D. No. 27 004-0012-003, and 11 Apple Jack Lane, Littlestown, Pennsylvania.

BEING the same property conveyed to Francis A. DeMario, Jr. and Kathy M. DeMario, now deceased, husband and wife, from Denise B. Rill and Ray E. Dutterer, by deed dated March 11, 2020, and recorded on April 7, 2020, in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania at Instrument No 202000003814.

Elliot H. Berton, Esquire
Gawthrop Greenwood, PC, Attorney for Plaintiff 17 E. Gay Street; Suite 100
West Chester, PA 19381
{610} 696-8225

PROPERTY ADDRESS: 11 APPLE JACK LANE, LITTLESTOWN, PA 17340

UPI / TAX PARCEL NUMBER: 27 004-0012-003

Seized and taken into execution to be sold as the property of FRANCIS A. DEMARIO in suit of APPLER CONDOMINIUM OWNERS ASSOCIATION INC.

TERMS OF SALE: The successful bidder must pay twenty (20%) percent of the bid at the time of the sale in certified check or money order and the balance of within twenty (20) days thereafter, otherwise, the property will be re-exposed for sale on the same date or at a subsequent date at the risk and expense of the first person to whom it was struck off and that person's twenty percent bid shall be forfeited to the Sheriff's Office as damages to cover expenses and deficiencies incident to a resale.

Attorney for the Plaintiff:
GAWTHROP GREENWOOD, PC

JOSHUA M FITTING, SHERIFF
ADAMS COUNTY, Pennsylvania