

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 26-SU-276

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.

By Virtue of Writ of Execution No. 2026-SU-0276

Lake Meade Property Owners Association, Inc.  
v.  
Stephen and Jennifer K. Oseen

Property Address: 9 Schofield Drive, East Berlin, PA 17316  
Reading Township  
Parcel No. 36108-0038---000  
Judgment Amount: \$11,858.74  
Attorneys for Plaintiff:  
Katharine A. Costlow, Esq.  
RKG Law LLP  
101 N. Pointe Blvd.  
Ste. 202  
Lancaster, PA 17601  
Telephone: (717) 293-9293  
  
PROPERTY ADDRESS: 9 SCHOFIELD DRIVE, EAST BERLIN, PA 17316  
  
UPI / TAX PARCEL NUMBER: 36108-0038---000

Seized and taken into execution to be sold as the property of STEPHEN OSEEN, JENNIFER K. OSEEN in suit of LAKE MEADE PROPERTY 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:  
RKG LAW  
LANCASTER, PA 717-293-9293

**JOSHUA M FITTING, SHERIFF**  
**ADAMS COUNTY, Pennsylvania**