

# Adams County Legal Journal

Vol. 66

December 6, 2024

No. 32

## INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN to all persons of interest that **Mason Dixon Home Watch & Concierge Service, Inc.**, a Pennsylvania Corporation, having its registered office at 18 Orchard Drive, Hanover, PA 17331, has filed Articles of Incorporation on November 12, 2024, with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Business Corporation Law of Pennsylvania of 1988.

Becker Law Group, P.C.  
Arthur J. Becker, Jr., Esquire

12/6

**Chances are, your clients have certain organizations and causes they care deeply about.**

## Show them you get it.

Help your clients bring their dreams to fruition with free philanthropic planning tools and ongoing support from the Adams County Community Foundation.

**Expertise in all areas of gift planning**

**Free, confidential consultations**

**Respect for your client relationships**

**Facilitation of charitable giving in Adams County and beyond**

**To find out more:**

**Contact Ralph M. Serpe, 717-337-0060**  
**[rserpe@adamscountycf.org](mailto:rserpe@adamscountycf.org)**



**ADAMS COUNTY**  
COMMUNITY FOUNDATION

25 South 4th Street  
Gettysburg, PA 17325  
**[www.adamscountycf.org](http://www.adamscountycf.org)**



**Good for your clients. Good for our community. Good for you.**

ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, Edward G. Puhl, Esq., Editor; Dr. B. Bohleke (since 2019), Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 337-9812

Copyright© 1959 by Wm. W. Gaunt & Sons, Inc., for Adams County Bar Association, Gettysburg, PA 17325.  
All rights reserved.

LEGAL NOTICE	NOTICE OF ACTION IN MORTGAGE FORECLOSURE	
<p>IN RE: PETITION OF RUTH A. BECKER</p> <p>That certain 1987 Manufactured Home (13' 8" x 66') located at Race Track Road, Berwick Township, PA No. 518167</p> <p>Bearing Serial #ZZP 22686</p> <p>Model #501 P7014 2B3 and HUD# ULI 290586</p>	<p>ADAMS COUNTY COURT OF COMMON PLEAS CIVIL ACTION - LAW NUMBER: 2024-SU-0802</p> <p><b>Summit Ridge Homeowners Association,</b> <b>PLAINTIFF</b></p> <p><b>v.</b></p> <p><b>Abdul Janneh and Claudia Janneh,</b> <b>DEFENDANTS</b></p>	<p>or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed or for any other claim or relief requested. You may lose money or property or other rights important to you.</p> <p>YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.</p> <p>IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.</p>
<p>To: Country Side Homes, Inc., Country Side Homes, Inc., c/o Miller &amp; Co. and Zimmer Homes</p>	<p>To: Abdul Janneh and Claudia Janneh</p>	
<p>YOU ARE HEREBY NOTIFIED that on October 25, 2024, Petitioner filed a Petition for Involuntary Transfer of Vehicle Title, against you in the Court of Common Pleas of Adams County, Pennsylvania, docketed to No. 2024-SU-001180, wherein Petitioner seeks legal title of a certain 1987 Manufactured Home (13' 8" x 66') located at Race Track Road, Berwick Township, PA No. 518167, Bearing Serial #ZZP 22686, Model #501 P7014 2B3 and HUD# ULI 2905860.</p> <p>A hearing has been scheduled on Petitioner's Petition on December 20, 2024, at 11:00 a.m., in Courtroom #4, third floor, of the Adam's County Courthouse.</p>	<p>YOU ARE HEREBY NOTIFIED that on July 25, 2024, Plaintiff, Summit Ridge Homeowners Association filed against you a Mortgage Foreclosure Complaint and endorsed with a Notice to Defend in the Court of Common Pleas, Adams County, Pennsylvania, docketed to No. 2024-SU-0802. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.</p>	<p>Pennsylvania Lawyer Referral Service Telephone: 1-800-692-7375</p>
	<p>NOTICE</p> <p>If you wish to defend against the claims set forth in Complaint, you must enter a written appearance personally or by attorney and file in writing with the Court your defenses</p>	<p>12/6</p>
<p>Kurt A. Blake, Esquire Blake &amp; Schanbacher Law, LLC 29 E. Philadelphia Street, York, PA 17401 717-848-3078</p>		
<p>11/29, 12/06, 12/13</p>		

**ESTATE NOTICES**

**NOTICE IS HEREBY GIVEN** that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary of or administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.

**FIRST PUBLICATION****ESTATE OF NEIL C. COSTELLA, SR., DEC'D**

Late of Franklin Township, Adams County, Pennsylvania  
 Administrator: Neil C. Costella, Jr., 8605 Stottlemeyer Road, Waynesboro, PA 17268  
 Attorney: Arthur J. Becker, Jr., Esq., Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331

**ESTATE OF PHILIP A. HARTLAUB, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania  
 Administratrix: Diane H. Miller, 269 Coventry Court, New Oxford, PA 17350  
 Attorney: Matthew L. Guthrie, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

**ESTATE OF GLORIANNE HUTCHISON a/k/a GLORIANNE F. HUTCHISON, DEC'D**

Late of Straban Township, Adams County, Pennsylvania  
 Personal Representative: Richard W. Hutchison, 1370 Hanover Road, Gettysburg, PA 17307  
 Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

**SECOND PUBLICATION**

**ESTATE OF RICHARD L. COOL, DEC'D**  
 Late of Hamiltonban Township, Fairfield, Adams County, Pennsylvania  
 Executor: Matthew R. Battersby, P.O. Box 215, Fairfield, PA 17320  
 Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

**ESTATE OF JUENE M. GROFT, DEC'D**  
 Late of the Borough of McSherrystown, Adams County, Pennsylvania  
 Executor: Richard A. Groft, 212 Center Street, McSherrystown, PA 17344  
 Attorney: David C. Smith, Esq., 754 Edgemoor Road, Hanover, PA 17331

**ESTATE OF NANCY M. LEATHERMAN, DEC'D**  
 Late of Cumberland Township, Adams County, Pennsylvania  
 Co-Executors: Todd L. Leatherman, P.O. Box 2300, Palm Beach, FL 33480; Kim M. Leatherman and Kelly L. Leatherman, 90 Knight Road, #33, Gettysburg, PA 17325  
 Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

**ESTATE OF PIUS R. MARTIN, DEC'D**  
 Late of Oxford Township, Adams County, Pennsylvania  
 Executrix: Debra N. Weaver, 20 Red Hill Road, New Oxford, PA 17350  
 Attorney: Matthew L. Guthrie, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

**ESTATE OF MARTIN L. MYERS a/k/a MARTIN LUTHER MYERS, DEC'D**  
 Late of Straban Township, Adams County, Pennsylvania  
 Executor: Martin R. Myers, c/o Murphy & Childers, P.C., 237 East Queen Street, Chambersburg, PA 17201  
 Attorney: R. Thomas Murphy, Esq., Murphy & Childers, P.C., 237 East Queen Street, Chambersburg, PA 17201

**THIRD PUBLICATION**

**ESTATE OF JOHN CLAVIN COSHUN, DEC'D**  
 Late of Hamiltonban Township, Fairfield, Adams County, Pennsylvania  
 Executrix: Ethel Coshun, 900 Old Waynesboro Road, Fairfield, PA 17320  
 Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

**ESTATE OF UHLMONT L. HALL a/k/a UHLMONT LAMAR HALL, DEC'D**  
 Late of Butler Township, Adams County, Pennsylvania  
 Executrix: Tammy A. Racine, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331  
 Attorney: Scott J. Strausbaugh, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

**ESTATE OF BRENDA J. HERRING a/k/a BRENDA JEAN HERRING, DEC'D**  
 Late of Mount Joy Township, Adams County, Pennsylvania  
 Executrix: Sharon K. Patterson, 2270 Baltimore Pike, Gettysburg, PA 17325  
 Attorney: David K. James III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF KEITH SHERIDAN KITNER, DEC'D**  
 Late of Straban Township, Adams County, Pennsylvania  
 Administratrix: Melissa Kitner Triolo, 314 Tunbridge Rd., Baltimore, MD 21212  
 Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF KENNETH L. LEMMON, DEC'D**  
 Late of Union Township, Adams County, Pennsylvania  
 Executor: Seth A. Kress, 135 N. Queen St., Littlestown, PA 17340  
 Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

Continued on page 4

(THIRD PUBLICATION CONTINUED)

ESTATE OF JOYCE R. PENNINGTON, DEC'D  
Late of Gettysburg Borough, Adams County, Pennsylvania  
Executor: Dennis L. Wickline, 53 North Fremont Avenue, Pittsburgh, PA 15202  
Attorney: David K. James III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JOYCE ANN SANDERS, DEC'D  
Late of Liberty Township, Fairfield, Adams County, Pennsylvania  
Executrix: Teresa A. Lazor, 601 Lower Main Street, Saxton, PA 16678  
Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

ESTATE OF DORIS H. SITES a/k/a DORIS JEAN SITES, DEC'D  
Late of Straban Township, Adams County, Pennsylvania  
Personal Representative: ACNB Bank, 675 Old Harrisburg Road, P.O. Box 4566, Gettysburg, PA 17325  
Attorney: Adam D. Boyer, Esq., Barley Snyder, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

ESTATE OF LLOYD A. SPAHR, DEC'D  
Late of Reading Township, Adams County, Pennsylvania  
Executrix: Merlita D. Spahr, c/o CGA Law Firm, P.C., P.O. Box 606, East Berlin, PA 17316  
Attorney: Sharon E. Myers, Esq., CGA Law Firm, P.C., P.O. Box 606, East Berlin, PA 17316

ESTATE OF DEAN R. SPANGLER, DEC'D  
Late of Mount Pleasant Township, Adams County, Pennsylvania  
Executrix: Martha Spangler a/k/a Martha Kreiner, 4658 Hanover Road, Gettysburg, PA 17325  
Attorney: Adam D. Boyer, Esq., Barley Snyder, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

ESTATE OF GREGORY JOSEPH WEBER, DEC'D  
Late of Highland Township, Gettysburg, Adams County, Pennsylvania  
Executrix: Gwen Weber, 2976 Fairfield Road, Gettysburg, PA 17325  
Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

ESTATE OF MARY JANE WILSON, DEC'D  
Late of Hamiltonban Township, Fairfield, Adams County, Pennsylvania  
Executor: Robert E. Shindledecker, 485 Fairfield Station Road, Fairfield, PA 17320  
Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

# Invest With Experience

The right financial partner will help you plan for the future and manage investments with your best interest in mind. Our disciplined, common sense approach to investment management is customized to meet your objectives.

acnb.com | 1.888.334.2262



Trust & Investment Services

Securities and Insurance Products are NOT FDIC INSURED • MAY LOSE VALUE • NOT BANK GUARANTEED • NOT A DEPOSIT • NOT INSURED BY ANY FEDERAL GOVERNMENT ENTITY