

# Northumberland Legal Journal

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## NORTHUMBERLAND COUNTY BAR ASSOCIATION

*NOTICE—PRINTING DATE—FRIDAY*

*Advertisements must be received by NOON the preceding Wed.*

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### CONTENTS

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#### COURT CALENDAR — 2025

##### ACCOUNTS CONFIRMED

January 27, February 24, March 24

##### ARBITRATION (PM ONLY)

January 10, 24; February 7, 21; March 7, 21

##### ARDS

January 9; February 6; March 6

##### ARGUMENT COURT

January 8; February 5; March 5

##### CALL OF THE LIST

January 6; March 7

##### CHILDREN AND YOUTH

January 2, 9, 16, 23, 27, 30; February 3, 6, 13, 24, 27; March 6, 13, 17, 20, 27

##### CIVIL PRE-TRIALS

January 27; February 24; March 24

##### COST CONTEMPTS

January 21; February 4; March 4

##### GUILTY PLEAS/SENTENCINGS

January 3, 6, 10, 17, 24, 27; February 3, 7, 24; March 3, 7, 14, 17, 24, 28, 31

##### LEGAL HOLIDAYS

January 1, 20; February 17

##### JURY SELECTION

January 13; February 10; March 10

##### JUVENILE COURT

January 8, 22; February 5; March 5, 26

##### PENN DOT APPEALS

January 21; February 18; March 18

##### REVOICATIONS

January 2, 3; February 4, 6; March 6, 7

##### SUMMARY APPEALS

January 7; February 4; March 4

##### SUPPORT APPEALS

January 7, 28(pm); February 18(am), 25; March 18(am)

##### SUPPORT CONTEMPTS

January 7, 28(pm); February 18(am), 25; March 18(am)

##### TREATMENT COURT

January 7, 14, 21, 28; February 4, 25; March 4, 18, 25

##### TRIAL DATES

January 14, 15, 16, 17; February 11, 12, 13, 14, 18, 24, 26, 27, 28; March 11, 12, 13, 14

CASES  
STATUTES

— : —

ALWAYS UP TO DATE  
EXECUTORS' AND  
ADMINISTRATORS' NOTICE

Notice is hereby given that letters testamentary or administration have been granted in the following estates in the County of Northumberland and Commonwealth of Pennsylvania. All persons indebted to said estates are requested to make immediate payment and those having claims or demands will present them without delay to the respective executors or administrators or to their attorneys.

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**ESTATE NOTICES**  
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In Re: Estate of Kathleen Pufnak, a/k/a Kathleen M. Pufnak, late of Northumberland County, Pennsylvania, deceased. Benjamin Apfelbaum, 124 North Fourth Street, Sunbury, Pennsylvania, 17801, Executor. Benjamin Apfelbaum, LLC, 124 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. #1-3

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In Re: Estate of Kimberly Ann Cotter, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Sarah N. Cotter, now Sarah N. Kemble, 2304 Bradley Drive, Harrisburg, Pennsylvania 17110, Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #1-3

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In Re: Estate of Donald H. Spotts, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Donald D. Spotts, 45 Mountain Road, Shamokin, Pennsylvania, 17872,

Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #1-3

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In Re: Estate of Sandra M. Ditchey, a/k/a Sandra Ditchey, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Marisa E. Balanda, 830 West Lancaster Avenue, Apt. 3, Bryn Mawr, Pennsylvania, 19010, Executrix or Law Office of Cole & Varano, 112 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney.#2-4

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In Re: Estate of Joseph Dunick, a/k/a Joseph P. Dunick, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Andrew M. Zupal, 100 Bryn Mawr Court 406 East, Pittsburgh, Pennsylvania, 15221, Executor. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. #2-4

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In Re: Estate of Louise C. Pochakilo, a/k/a Louise C. Kovach, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Linnette M. Snyder, 123 Urban Road, Herndon, Pennsylvania, 17830, Executrix. #2-4

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In Re: Estate of John James Kealy, a/k/a John J. Kealy, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Keith Yeager, 33 South Hickory Street, Mount Carmel, Pennsylvania, 17851, Administrator or Law office

of Cole & Varano, 112 S. Oak Street,  
Mount Carmel, Pennsylvania,  
17851 Attorney. #3-5

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In Re: Estate of Dorothy F.  
Balchunas, late of the Township  
of Coal, Northumberland County,  
Pennsylvania, deceased. Diane  
D. Harden, 317 Lewis Street,  
Harrisburg, Pennsylvania, 17110,  
Executrix or Makowski, Konopka  
& Marateck, 1750 Clinton Avenue,  
Coal Township, Pennsylvania,  
17866, Attorney. #3-5

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In Re: Estate of Edwin H. Tarr,  
a/k/a Edwin H. Tarr, Jr., a/k/a  
Edwin Tarr, a/k/a Edwin Howard  
Tarr, late of 245 E 8th Street,  
Watsontown, Northumberland  
County, Pennsylvania, deceased.  
Lon Howard Tarr, Executor, c/o  
Kyle T. Cosoleto-Miller, Esq.,  
LUSCHAS& NAPARSTECK, LLP,  
120 West Main Street, Bloomsburg,  
Pennsylvania, 17815, Attorney.#3-5

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In Re: Estate of Deborah Ann  
Nagle, a/k/a Deborah A. Yentsch,  
late of the Township of Ralpho,  
Northumberland County,  
Pennsylvania, deceased. David J.  
Nagle, Administrator, c/o Kenneth  
Potter, Esq., RHP LAW GROUP  
LLC, 1372 N. Susquehanna  
Trail, Suite 130, Selinsgrove,  
Pennsylvania, 17870, Attorney.#3-5

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In Re: Notice of Trust  
Administration of the Johnston  
Family Trust dated April 11, 2000,  
and any amendments thereto  
following the death of Dolores  
M. Johnston on November 16,  
2024, late of the Township of  
Rush, Northumberland County,

Pennsylvania, deceased. Chris E.  
Johnston, Trustee, c/o Edward P.  
Seeber, Esq., JSDC Law Offices,  
Suite C-400, 555 Gettysburg Pike,  
Mechanicsburg, Pennsylvania,  
17055, Attorney. #3-5

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In Re: Estate of Roger A.  
Chapman, late of the Township of  
Ralpho, Northumberland County,  
Pennsylvania, deceased. Lori A.  
Bressi, 2148 Stetler Drive, Coal  
Township, Pennsylvania, 17866,  
Executrix or Schlesinger &  
Kerstetter, LLP, 545 North Second  
Street, Shamokin, Pennsylvania,  
17872, Attorney. #3-5

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In Re: Estate of Mary Janet  
Gosdock, a/k/a Mary J. Gosdock,  
late of the Township of Mount  
Carmel, Northumberland County,  
Pennsylvania, deceased. John  
Kevin Jones, 28 East Avenue,  
Mount Carmel, Pennsylvania,  
17851, or Donna M. Jones, 28  
East Avenue, Mount Carmel,  
Pennsylvania, 17851, Executors or  
Keith J. Strouse, Esq., 816 Center  
Street, Ashland, Pennsylvania,  
17921, Attorney. #3-5

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In Re: Estate of Gloria J.  
Shambach, late of the Borough of  
Northumberland, Northumberland  
County, Pennsylvania, deceased.  
Brenda L. Ries, Administratrix,  
c/o Gregory A. Stuck, Esq., 146  
Queen Street, Northumberland,  
Pennsylvania, 17857, Attorney.#3-5

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In Re: Estate of Harry A. Kline, late  
of Milton, Northumberland County,  
Pennsylvania, deceased. Harry W.  
Kline, Executor, c/o Daryl A. Yount,  
Esquire, YOUNT LAW FIRM,

500 Market Street, P.O. Box 357,  
New Berlin, Pennsylvania 17855,  
Attorney. #3-5

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**NOTICE**  
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To: JOEL NATHANAEL  
KINNAMAN, THE NATURAL  
FATHER OF A-M.H and K.R.K

A Petition has been filed asking the Court to put an end to all rights you have to your child, A-M.H. born on February 10, 2014, and K.R.K born on June 26, 2018, both born to AMALIA HOPE HINKLE in Montour County and Columbia County, PA. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Northumberland County Court House, in Court Room No. 3, Market Street, Sunbury, PA on February 13, 2025 at 9:15 A.M.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the entry into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Northumberland County Children and Youth, 322 North 2nd Street, Sunbury, Pennsylvania 17801 or call (866) 667-7929 or (570) 988-4237 to obtain more information.

YOU HAVE THE RIGHT TO BE REPRESENTED AT THAT HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE OF SPECIAL AND CONFLICTS.

SPECIAL CONFLICTS OFFICE  
399 Stadium Drive  
Sunbury, PA 17801  
(570) 988-4170 #3

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**IN THE UNITED STATES  
BANKRUPTCY COURT FOR  
THE WESTERN DISTRICT OF  
PENNSYLVANIA**

**In Re: POTTSVILLE  
OPERATIONS, LLC, *et al.*,<sup>1</sup>  
Debtors.**

**Case No.: 24-70418-JAD,  
Chapter 11, *Jointly  
Administered***

**POTTSVILLE OPERATIONS,  
LLC, *et al.*,<sup>2</sup> Movants,**

**v.**

**ARGNT HOLDINGS, INC.,  
BANKFINANCIAL, N.A.,  
AND SPECIALTY RX INC.,  
Respondents.**

**Doc. No.: Related to Document  
No. 357, 439**

**Hearing Date: See Below;  
Hearing Time: See Below**

**Response Deadline: 5:00 PM  
(EST) on January 31, 2025**

**Supplemental Response**  
**Deadline: 5:00 PM (EST) on**  
**February 11, 2025**

**NOTICE OF PROPOSED  
SALE OF SUBSTANTIALLY  
ALL OF THE CARE PAVILION  
DEBTORS' ASSETS, BIDDING  
PROCEDURES, AUCTION,  
AND SALE ORDER HEARING**

**PLEASE TAKE NOTICE** that the Care Pavilion Debtors, by and through their undersigned counsel, sought approval from the United States Bankruptcy Court for the Western District of Pennsylvania (the "Court") to effectuate the sale of substantially all of the Care Pavilion Debtors' assets, other than Accounts in the *Care Pavilion Debtors' Motion for Entry of Orders (A) Approving the Sale of Substantially All of the Care Pavilion Debtors' Assets, Other than Accounts, Free and Clear of All Liens, Claims, Encumbrances, and Interests, (B) Approving Bidding Procedures for Sale of Substantially all of the Care Pavilion Debtors' Assets, other than Accounts (C) Approving Stalking Horse Bid Protections, (D) Scheduling Auction for and Hearing to Approve Sale of the Care Pavilion Debtors' Assets, (E) Approving Form and Manner of Notice of Sale, Auction, and Sale Order Hearing, (F) Approving Assumption and Assignment Procedures, (G) Authorizing Assumption and Assignment of Executory Contracts and Unexpired Leases, and (H) Granting Related Relief* [Doc. No. 357] (the "Motion").

**PLEASE TAKE FURTHER NOTICE** that on December 19,

2024, the Court entered the *Order (A) Approving Bidding Procedures for Sale of Substantially all of the Care Pavilion Debtors' Assets, other than Accounts, Free and Clear of all Liens, Claims, Encumbrances, and Interests, (B) Approving Bidding Procedures for Sale of Substantially All of the Care Pavilion Debtors' Assets, other than Accounts, (C) Approving Stalking Horse Bid Protections, (D) Scheduling Auction for and Hearing to Approve Sale of the Care Pavilion Debtors' Assets, (E) Approving Form and Manner of Notice of Sale, Auction, and Sale Order Hearing, (F) Approving Assumption and Assignment Procedures, (G) Authorizing Assumption and Assignment of Executory Contracts and Unexpired Leases, and (H) Granting Related Relief* [Doc. No. 439] (the "Bidding Procedures Order").<sup>3</sup> The Bidding Procedures Order approved the bidding procedures (the "Bidding Procedures") attached as **Exhibit 1** to the Bidding Procedures Order. The Bidding Procedures set the key dates and times related to the sale of the Transferred Assets and assumption and assignment of the Executory Contracts and unexpired leases.

**PLEASE TAKE FURTHER NOTICE** that copies of the Bidding Procedures Order, all related exhibits, including the Bidding Procedures, and any other filings related to the foregoing are available for free on the website of Care Pavilion Debtors' notice agent, Stretto, Inc., at <https://cases.stretto.com/pottsville>.

**PLEASE TAKE FURTHER NOTICE** that, pursuant to the Motion, the Care Pavilion Debtors seek to sell substantially all of their assets (the “Transferred Assets”) to the Stalking Horse Bidders or any other Successful Bidder free and clear of all liens, claims, encumbrances, and other interests to the fullest extent permitted under 11 U.S.C. § 363(f) and other applicable law. For ease of reference, the Care Pavilion Debtors are identified in **Exhibit A** by reference to the nursing facilities they respectively own and operate.

**PLEASE TAKE FURTHER NOTICE** that the deadline by which all Qualified Bids for the Transferred Assets must be actually received by the parties specified in the Bidding Procedures is February 7, 2025, at 12:00 p.m. (prevailing Eastern Time).

**PLEASE TAKE FURTHER NOTICE** that, pursuant to the terms of the Bidding Procedures Order, if one or more Qualified Bids (in addition to the Stalking Horse Bid) are received by the Bid Deadline, an auction (the “Auction”) to sell the Transferred Assets will take place at 10:00 a.m. (prevailing Eastern Time) on February 10, 2025 at the offices of: (a) Raines Feldman Littrell LLP, 11 Stanwix St., Suite 1100, Pittsburgh, Pennsylvania 15222, (b) via in person or a virtual platform, such as Zoom or GoToMeeting, or (c) such other location, in each case as the Care Pavilion Debtors designate and shall be timely communicated to

all persons entitled to attend the Auction. The Care Pavilion Debtors may cancel the Auction pursuant to the Bidding Procedures.

**PLEASE TAKE FURTHER NOTICE** that, if the Care Pavilion Debtors do not timely receive more than one Qualified Bid, the Care Pavilion Debtors will not conduct the Auction and, instead, will (a) file a notice with the Court identifying the OTAs as the Successful Bid for the Transferred Assets and (b) promptly seek the Court’s approval of the sale of the Transferred Assets to the Stalking Horse Bidders free and clear of all liens, claims, encumbrances, and other interests to the fullest extent permitted under 11 U.S.C. § 363(f) and other applicable law.

**PLEASE TAKE FURTHER NOTICE** that a hearing will be held to approve the sale of the Transferred Assets to the Successful Bidder (the “Sale Order Hearing”) before the United States Bankruptcy Court for the Western District of Pennsylvania, Courtroom D, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 either on (i) February 12, 2025, at 10:00 a.m. (prevailing Eastern Time) if no objections to the Sale are received; or (ii) February 18, 2025, at 10:00 a.m. (prevailing Eastern Time) if one or more objections to the Sale are received, or at such time thereafter as counsel may be heard or at such other time as the Court may determine. The Sale Order Hearing may be adjourned from time to time without further notice



to creditors or parties in interest by filing a notice on the Court's docket for these Care Pavilion Cases or the making of an announcement at the Sale Order Hearing.

**PLEASE TAKE FURTHER NOTICE** that objections to the Sale, if any, (i) must be in writing, (ii) conform to the applicable provisions of the Bankruptcy Code, Bankruptcy Rules, and Local Rules, (iii) state with particularity the legal and factual basis for the objection, and (iv) be filed with the Court no later than January 31, 2025, at 5:00 p.m. (prevailing Eastern Time) by the Court.

**FAILURE TO ABIDE BY THE BIDDING PROCEDURES, THE BIDDING PROCEDURES ORDER, OR ANY OTHER ORDER OF THE COURT IN THESE CARE PAVILION CASES MAY RESULT IN THE REJECTION OF YOUR BID FOR THE TRANSFERRED ASSETS.**

**PLEASE TAKE FURTHER NOTICE THAT ANY PARTY OR ENTITY WHO FAILS TO TIMELY FILE AND SERVE AN OBJECTION TO THE SALE BEFORE THE OBJECTION DEADLINE IN ACCORDANCE WITH THE BIDDING PROCEDURES ORDER SHALL BE DEEMED TO HAVE CONSENTED TO THE SALE(S) AND FOREVER BARRED FROM ASSERTING ANY OBJECTION TO THE SALE(S), INCLUDING WITH RESPECT TO THE TRANSFER**

**OF THE TRANSFERRED ASSETS TO THE SUCCESSFUL BIDDER FREE AND CLEAR OF ALL LIENS, CLAIMS, ENCUMBRANCES, AND OTHER INTERESTS THAT SUCH PARTY OR ENTITY MAY HAVE AGAINST THE CARE PAVILION DEBTORS OR THE TRANSFERRED ASSETS.**

Dated: January 3, 2025, Pittsburgh, Pennsylvania, Respectfully submitted: **RAINES FELDMAN LITRELL, LLP**, By: /s/ Daniel R. Schimizzi, Daniel R. Schimizzi (PA ID No. 311869), Mark A. Lindsay (PA ID No. 89487), Jordan N. Kelly (PA ID No. 328896), Sarah E. Wenrich (PA ID No. 325834), 11 Stanwix Street, Suite 1100, Pittsburgh, PA 15222, Telephone: 412-899-6462, Email: [dschimizzi@raineslaw.com](mailto:dschimizzi@raineslaw.com), [mlindsay@raineslaw.com](mailto:mlindsay@raineslaw.com), [jkelly@raineslaw.com](mailto:jkelly@raineslaw.com), [swenrich@raineslaw.com](mailto:swenrich@raineslaw.com), *Local Counsel to the Debtors and Debtors in Possession* -and- **BAKER & HOSTETLER LLP**, Elizabeth A. Green, Esq. (*pro hac vice*), FL Bar No.: 0600547, Email: [egreen@bakerlaw.com](mailto:egreen@bakerlaw.com), Andrew V. Layden, Esq. (*pro hac vice*), FL Bar No.: 86070, E-mail: [alayden@bakerlaw.com](mailto:alayden@bakerlaw.com), SunTrust Center, Suite 2300, 200 South Orange Avenue, Orlando, Florida 32801-3432, Telephone: (407) 540-7920, Facsimile: (407) 841-0168, *Counsel for the Debtors and Debtors in Possession*

**EXHIBIT A**

Facility List

**Facility: Address**

Milton Rehabilitation & Nursing Center: 743 Mahoning Street, Milton, PA 17847

Watsonstown Nursing & Rehabilitation Center: 245 East Eighth Street, Watsonstown, PA 17777

Care Pavilion Nursing & Rehabilitation Center: 6212 Walnut Street, Philadelphia, PA 19139

Cliveden Nursing & Rehabilitation Center: 6400 Greene Street, Philadelphia, PA 19119

Bedrock Rehabilitation & Nursing Center at Maplewood: 125 W. Schoolhouse Lane, Philadelphia, PA 19144

Parkhouse Nursing & Rehabilitation Center: 1600 Black Rock Road, Royersford, PA 19468

Bedrock Rehabilitation & Nursing Center at Tucker House: 1001 Wallace Street, Philadelphia, PA 19123

Bedrock Rehabilitation & Nursing Center at York: 7101 Old York Road, Philadelphia, PA 19126

<sup>1</sup> The Debtors in these Chapter 11 Cases, along with the last four digits of each Debtor's federal tax identification number are: Pottsville Operations, LLC (9467); Pottsville Propco, LLC (8685); Hampton House Operations, LLC (8969); Hampton House Propco, LLC (7258); Kingston Operations, LLC (1787); Kingston Propco, LLC (8562); Williamsport North Operations, LLC (9927); Williamsport Propco, LLC (2039);

Williamsport South Operations, LLC (0298); Yeadon Operations, LLC (9296); and Yeadon Propco, LLC (5785) (collectively, the "Pottsville Debtors") and the Pottsville Debtors' chapter 11 cases are collectively referred to as the "Pottsville Cases") and Bedrock Care, LLC (9115); Care Pavilion Operating, LLC (7149); Cliveden Operating, LLC (6546); MAPA Operating, LLC (3750); Maplewood Operating, LLC (0850); Milton Operating, LLC (5523); Parkhouse Operating, LLC (0140); Tucker Operating, LLC (4305); Watsonstown Operating, LLC (0236); and York Operating, LLC (2571) (collectively the "Care Pavilion Debtors") and the Care Pavilion Debtors' chapter 11 cases are collectively referred to as the "Care Pavilion Cases"). The Debtors' mailing address is 425 West New England Avenue, Suite 300, Winter Park, Florida 32789.

<sup>2</sup> The applicable Debtors in the Motion are the Care Pavilion Debtors.

<sup>3</sup> All capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Motion or Bidding Procedures Order, as applicable. #3  
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