

ESTATE NOTICES**FIRST PUBLICATION**

Bernhart, Jacqueline Y.
Late of Borough of McDonald
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor and Attorney: William M. Bernhart, Esq., 4008 Alden Dr., Pittsburgh, PA 15220

WCR Vol 105 Issues 10.11.12

Coligan, Nora A.
a/k/a Nora Alice Britt Coligan
Late of Canonsburg
Washington Co., PA
File No. 63-24-01342

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Mark A. Britt a/k/a Mark Allen Britt, 20 Cherry Valley Rd., McDonald, PA 15057
Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 105 Issues 10.11.12

Henline, Penny Jane
a/k/a Penny Henline
Late of Charleroi Borough
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the

decedent to make payment to the Administrator without delay.

Administrator: Clint F. Henline, 505 Meadow Ave., Charleroi, PA 15022
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 10.11.12

Kennedy, Mary Jane
Late of Washington
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Natalie Hewitt a/k/a Natalie Kennedy Hewitt, 143 School House Rd., Claysville, PA 15323
Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 10.11.12

Ronto, John A.
Late of North Strabane Twp.
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: John D. Ronto, 58 Leet St., Washington, PA 15301
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

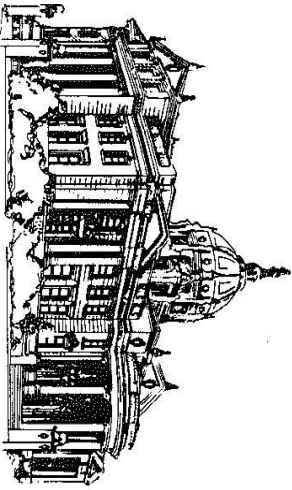
WCR Vol 105 Issues 10.11.12

Ronto, Nancy J.
a/k/a Nancy Jane Ronto

WASHINGTON COUNTY REPORTS

Vol. 105 No. 10 – SEPTEMBER 19, 2024

119 South College Street, Washington, PA 15301



**SERVING THE LEGAL COMMUNITY
OF WASHINGTON COUNTY,
PENNSYLVANIA**

Late of North Strabane Twp.
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: John D. Ronto, 58 Leet St.,
Washington, PA 15301
Attorney: Jeffrey P. Derrico, Esq., Green-
lee Derrico Posa, LLC, 60 E. Beau St.,
Washington, PA 15301

WCR Vol 105 Issues 10,11,12

Vertullo, Alphonse George

Late of California
Washington Co., PA
File No. 63-24-1304

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Erin A. Vertullo, 4824
Starr Ranch Rd., Apt. 7206, Fort Mill, SC
29707

Attorney: John R. Cook, Esq., Cook Law
& Mediation Services, 9380 McKnight
Rd., Ste. 106 Arcadia Ct., Pittsburgh, PA
15237

WCR Vol 105 Issues 10,11,12

Wallach, David Lee

a/k/a David L. Wallach
Late of Canonsburg
Washington Co., PA
File No. 63-24-1290

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor

without delay.

Executor: Deborah W. Busche a/k/a Deb-
orah Wallace Busche, 202 Clubview Dr.,
Canonsburg, PA 15317

Attorney: Matthew F. Schwartz, Esq.,
Schwartz Montoya Legal, LLC, 2212
Murray Ave., Pittsburgh, PA 15217

WCR Vol 105 Issues 10,11,12

Warner, Robert H.

Late of Cecil Twp.
Washington Co., PA
File No. 63-24-1296

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: James T. Warner, 885 Old
Hickory Rd., Pittsburgh, PA 15243, Anne
Warner Atwood, 93 Hoodridge Dr., Pitts-
burgh, PA 15228,
Attorney: Daniel L. Goodyear, Esq.,
Sciullo & Goodyear, P.C., 3809 Willow
Ave., Pittsburgh, PA 15234

WCR Vol 105 Issues 10,11,12

SECOND PUBLICATION

Barone, Ruth A.

Late of Carroll Twp.
Washington Co., PA
File No. 63-24-1271

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Carol Barone-Martin a/k/a Car-
ol Anne Barone-Martin, 5013 West Grove
Lane, Gibsonia, PA 15044
Attorney: Philip H. Rubenstein, Esq., 312
2nd Ave., Carnegie, PA 15106

WCR Vol 105 Issues 9,10,11

Bedillion, Charles Z.

Late of Washington
Washington Co., PA
File No. 63-24-01274

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Jason Charles Bedillion, 1060
National Rd., Wheeling, WV 26003
Attorney: E. J. Julian, Esq., Julian Law
Firm, 71 N. Main St., Washington, PA
15301

WCR Vol 105 Issues 9,10,11

Bedillion, Robert Lee

a/k/a Robert L. Bedillion
Late of South Strabane Twp.
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Richard Lee Bedillion c/o
Attorney: Frank Arcuri, Esq., 125 South
College St., Washington, PA 15301

WCR Vol 105 Issues 9,10,11

Chatter, Jr., Louis Martin

Late of Smith Twp.
Washington Co., PA
File No. 63-24-00224

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Gerald W. Chatter, 297
Dillo Rd., Clinton, PA 15026

WCR Vol 105 Issues 9,10,11

Diehl, Donald Conrad

a/k/a Donald C. Diehl
Late of Washington
Washington Co., PA
File No. 63-24-1298

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Vickie L. Rush, 699 Phillis
Road, Bulger, PA 15019
Attorney: Andrew H. Sweat, Esq., Sweat
Law Offices, 375 Valley Brook Rd., Suite
112, McMurray, PA 15317

WCR Vol 105 Issues 9,10,11

Donovan, Janet

Late of North Charleroi
Washington Co., PA
File No. 63-24-1287

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Kerriane A. Donovan,
362 Courtney Hill Rd., New Eagle, PA
15067

Attorney: James H. McCune, Esq.,
Bowles Rice, LLP, 1800 Main St., Ste.
200, Canonsburg, PA 15317

WCR Vol 105 Issues 9,10,11

Fitch, Thomas F.

Late of Union Twp.
Washington Co., PA
File No. 63-24-1269

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Leah E. Fitch, Esq., 3560

Washington Ave., Finleyville, PA 15332
 Attorney: Timothy R. Berggren, Esq.,
 Peacock Keller, LLP, 95 W. Beau St., Ste.
 600, Washington, PA 15301

WCR Vol 105 Issues 9.10.11

Graff, Donald J.

Late of North Franklin Twp.
 Washington Co., PA
 File No. 63-24-01318

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Cynthia A. Keefer, 751 North Franklin Ave., Washington, PA 15301
 Attorney: Mark S. Riethmuller, Esq.,
 Speakman, Riethmuller & Allison, 6 S.
 Main St., Ste. 614, Washington, PA
 15301

WCR Vol 105 Issues 9.10.11

Hess, Dolores J.

a/k/a Dolores Jean Hess
 Late of Beallsville
 Washington Co., PA
 File No. 63-24-1315

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Todd Isaac Hess, 2732 Main St., PO Box 67, Beallsville, PA 15313,
 Scott M. Hess, 10 Hess Ln., PO Box 62,
 Beallsville, PA 15313,
 Attorney: Christian E. Seseck, Esq.,
 Peacock Keller, LLP, 95 W. Beau St., Ste.
 600, Washington, PA 15301

WCR Vol 105 Issues 9.10.11

Hickok, Phyllis A.

Late of Carroll Twp.
 Washington Co., PA

The Register of Wills has granted Letters

on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: S. P. Hewie, 1326 Wickerham Dr., Monongahela, PA 15063
 Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 9.10.11

Hrutkay, Becky L.

Late of Somerset Twp.
 Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Brian T. Hrutkay, 52 Heatherington Rd., Somerset Twp., PA 15314

Attorney: Kris A. Vanderman, Esq., Vanderman Law Offices, 142 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 9.10.11

Karch, Diane Marie

Late of Burgettstown
 Washington Co., PA
 File No. 63-24-01106

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Frank Lee Karch, 278 Karch Rd., Burgettstown, PA 15021
 Attorney: James M. Herb, Esq., 464 Perry Highway, Pittsburgh, PA 15229

WCR Vol 105 Issues 9.10.11

Karch, Mary Ellen

Late of Burgettstown
 Washington Co., PA
 File No. 63-24-1168

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Frank Lee Karch, 278 Karch Rd., Burgettstown, PA 15021, Gene Dell Karch, 36 Meneely Rd., Burgettstown PA 15021

Attorney: Dennis M. Makel, Esq., Makel & Assoc., LLC, 98 East Maiden St., Washington, PA 15301

WCR Vol 105 Issues 9.10.11

Lawson, David C.

Late of Washington
 Washington Co., PA
 File No. 63-24-1198

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: David Claire Williams, 2358 Golfview Dr., Upper St. Clair, PA 15241

Attorney: Peter A. Smith, Esq., 103 Scarborough Lane, McMurray, PA 15317

WCR Vol 105 Issues 9.10.11

McBee, Everett L.

a/k/a Everett Lee McBee
 Late of Smith Twp.
 Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Ruth Ann McBee aka Ruth A. McBee, 900 Main St., Langeloth, PA 15054

Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 105 Issues 9.10.11

Norton, Tammy S.

Late of Peters Twp.
 Washington Co., PA
 File No. 63-24-01292

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Dakota Norton, 234 Quail Run Rd., Venetia, PA 15367
 Attorney: M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215

WCR Vol 105 Issues 9.10.11

Simms, Jr., Robert

Late of Canonsburg Borough
 Washington Co., PA
 File No. 63-24-01307

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Kara Alise Simms, 10 Simpson St., P.O. Box 94, Lawrence, PA 15055

Attorney: Mark S. Riethmuller, Esq.,
 Speakman, Riethmuller & Allison, 6 S.
 Main St., Ste. 614, Washington, PA
 15301

WCR Vol 105 Issues 9.10.11

Simpson, James E.

a/k/a James Emmett Simpson
 Late of North Franklin Twp.
 Washington Co., PA
 File No. 63-24-1263

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the or attorney, and all persons indebted to the decedent to make payment to the without delay.

Executor: David G. Simpson, 3070 Investors Dr., Washington, PA 15301
Attorney: Alan I. Farber, Esq., 5301 Grove Rd., Ste. M-106, Caste Village, Pittsburgh, PA 15236

WCR Vol 105 Issues 9.10.11

THIRD PUBLICATION

Bird, Robert W.

Late of Sycamore
Washington Co., PA
File No. 63-24-0861

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Bobbi L. Bird a/k/a Bobby Lynn Harrington Bird, 908 Florida Ave., McDonald, OH 44437
Attorney: Clark A. Mitchell, Esq., Clark Mitchell, Jr., Esq., Mitchell Law Group, LLC, 17 S. College St., Washington, PA 15301

WCR Vol 105 Issues 8.9.10

Dekort, Virginia Stephanie

a/k/a Virginia Stephanie Delorme
Late of Center Twp., Greene County
Washington Co., PA
File No. 30-24-0139 29055

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Kimberlin P. Keith, 20721 121st Ave. SE, Snohomish, WA 98296

WCR Vol 105 Issues 8.9.10

Derrico, Maria G.

a/k/a Maria Grace Derrico
Late of Borough of Canonsburg
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Patrick J. Prophy, 51 Colonial Dr., Newton, PA 18940
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

WCR Vol 105 Issues 8.9.10

Earnest, Richard

a/k/a Richard A. Earnest
a/k/a Richard Allen Earnest
Late of Marianna
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Executrix or attorney, and all persons indebted to the decedent to make payment to the Co-Executrix without delay.

Co-Executrix: Lynne R. Cecchine, 391 Little Creek Rd., Amity, PA 15311,
Stacey A. Earnest-Coon a/k/a Stacey A. Coon, 150 Deerfield Rd., Washington, PA 15301,
Attorney: Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-Delach, P.C., 29 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 8.9.10

Holland, Betty Jean

Late of Fredricktown
Washington Co., PA
File No. 63-24-1180

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor

without delay.

Executor: Barbara Teegarden, 2629 Martindale Rd., Marianna, PA 15345
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 105 Issues 8.9.10

Medlen, James Loring

a/k/a James L. Medlen
Late of North Franklin Twp.
Washington Co., PA
File No. 63-24-1280

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Janet K. Medlen, a/k/a Janet Kay Medlen, 253 Roosevelt St., Washington, PA 15301
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 8.9.10

Saymansky, Edward

a/k/a Edward W. Saymansky
Late of City of Washington
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: John E. Saymansky, 1225 Peacock Lane, Fairmont, WV 26554
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 South Main St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 8.9.10

Staub, Dawn

a/k/a Dawn Marie Staub
a/k/a Dawn Bennett
Late of Washington
Washington Co., PA
File No. 63-24-1223

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Patricia A. Duda, 2405 Willowbrook Rd., Pittsburgh, PA 15241
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 105 Issues 8.9.10

Vance, Sr., William E.

a/k/a Bill Vance
Late of Houston
Washington Co., PA
File No. 63-24-0733

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Kathleen C. Smith-Delach, Esq., 29 East Beau St., Washington, PA 15301

WCR Vol 105 Issues 8.9.10

Wyland, William M.

Late of North Franklin Twp.
Washington Co., PA
File No. 63-24-1270

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Nancy A. Wyland a/k/a Nancy Ann Wyland, 117 Baltimore Ave., Washington, PA 15301

Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 8.9.10

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

In re
GUARDIAN ELDER CARE AT JOHN-
STOWN, LLC, d/b/a/ RICHLAND
HEALTHCARE AND REHABILITA-
TION CENTER, *et al.*,
Debtors/Movants.¹

Chapter 11

Case No. 24-70299 (JAD)

Jointly Administered

Related to Docket Nos. 204 and 376

**NOTICE OF PROPOSED SALE OF
SUBSTANTIALLY ALL OF OWNED
FACILITIES DEBTORS' ASSETS,
BID PROCEDURES, AUCTION, AND
SALE HEARING**

PLEASE TAKE NOTICE that the 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 Debtors’ assets, other than Excluded Assets [Docket No. 204] (the “**Motion**”). **PLEASE TAKE FURTHER NOTICE** that, pursuant to the Motion, the Debtors seek to sell substantially all of their assets (the “**Purchased 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 Debtors are identified below by reference to the nursing facilities they respectively own and operate:

Debtor(s): Guardian Elder Care at Beaver Falls, LLC, GEC Beaver Falls Real Estate, LLC. **Relevant Owned Facility:** Beaver Valley Healthcare and Rehabilitation Center

Debtor(s): Guardian Elder Care at Bethel Park, LLC, GEC Bethel Park Real Estate, LLC. **Relevant Owned Facility:** Mead-

owcrest Healthcare and Rehabilitation Center

Debtor(s): Guardian Elder Care at Brockway, LLC, GEC Highland View, LP. **Relevant Owned Facility:** Highland View Healthcare and Rehabilitation Center

Debtor(s): Guardian Elder Care at Fairmont, LLC, GEC Fairmont Real Estate, LLC. **Relevant Owned Facility:** Fairmont Healthcare and Rehabilitation Center

Debtor(s): Guardian Elder Care at Greensburg, LLC, GEC Greensburg Real Estate, LLC. **Relevant Owned Facility:** Oak Hill Healthcare and Rehabilitation Center

Debtor(s): Guardian Elder Care at Lower Burrell, LLC, GEC Lower Burrell Real Estate, LLC. **Relevant Owned Facility:** Belair Healthcare and Rehabilitation Center

Debtor(s): Guardian Elder Care at Monongahela, LLC, GEC Monongahela Real Estate, LLC. **Relevant Owned Facility:** Havencrest Healthcare and Rehabilitation Center

Debtor(s): Guardian Elder Care at Munhall, LLC, GEC Munhall Real Estate, LLC. **Relevant Owned Facility:** Eldercrest Healthcare and Rehabilitation Center

PLEASE TAKE FURTHER NOTICE that on September 6, 2024, the Court entered the *Order (I) Approving Bid Procedures for Sale of Substantially All of Owned Facilities Debtors’ Assets, other than Excluded Assets, Free and Clear of All Liens, Claims, Encumbrances, and Interests, (II) Approving Stalking Horse Bid Protections, (III) Scheduling Auction for and Hearing to Approve Sale of Substantially All of Owned Facilities Debtors’ Assets, (IV) Approving Form and Manner of Notice of Sale, Auction, and Sale Order Hearing, (V) Approving Assumption and Assignment Procedures, and (VI) Granting Related Relief* [Docket No. 376] (the “**Bid Procedures Order**”).² The Bid Procedures Order approved the

bid procedures (the “**Bid Procedures**”) attached as **Exhibit 1** to the Bid Procedures Order. The Bid Procedures set the key dates and times related to the sale of the Purchased Assets and assumption and assignment of the executory contracts and unexpired leases.

PLEASE TAKE FURTHER NOTICE that copies of the Bid Procedures Order, all related exhibits, including the Bid Procedures, and any other filings related to the foregoing, are available for free on the website of Debtors’ notice agent, Omni Agent Solutions, Inc., at <https://omniagentsolutions.com/Guardian>.

PLEASE TAKE FURTHER NOTICE that the deadline by which all Qualified Bids for the Purchased Assets must be actually received by the parties specified in the Bid Procedures is **October 2, 2024, at 5:00 p.m. (prevailing Eastern Time)**.

PLEASE TAKE FURTHER NOTICE that, pursuant to the terms of the Bid Procedures Order, if one or more Qualified Bids (in addition to the Stalking Horse Bid) are received by the Bid Deadline, an auction (“**Auction**”) to sell the Purchased Assets will take place at 10:00 a.m. (prevailing Eastern Time) on **October 10, 2024** at the offices of: (a) Saul Ewing LLP, One PPG Place, Suite 3010, Pittsburgh, PA 15222, or (b) such other location, in each case as the Debtors designate and shall be timely communicated to all persons entitled to attend the Auction. The Debtors may cancel the Auction pursuant to the Bid Procedures.

PLEASE TAKE FURTHER NOTICE that, if the Debtors do not timely receive more than one Qualified Bid, the Debtors will not conduct the Auction and, instead, will (a) file a notice with the Court identifying the Stalking Horse Agreements as the Successful Bid for the Purchased Assets and (b) promptly seek the Court’s approval of the sale of the Purchased 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 Purchased Assets to the Successful Bidder (the “**Sale Hearing**”) before the United States Bankruptcy Court for the Western District of Pennsylvania, Courtroom D, U.S. Steel Building, 600 Grant St., 54th Fl., Pittsburgh, PA 15219 on **October 15, 2024, at 2:00 p.m. (prevailing Eastern Time)**, or at such time thereafter as counsel may be heard or at such other time as the Court may determine. The Sale Hearing may be adjourned from time to time without further notice to creditors or parties in interest other than by filing a notice on the Court’s docket for the Chapter 11 Cases or the making of an announcement at the Sale 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 **October 8, 2024, at 5:00 p.m. (prevailing Eastern Time)** by the Court.

FAILURE TO ABIDE BY THE BID PROCEDURES, THE BID PROCEDURES ORDER, OR ANY OTHER ORDER OF THE BANKRUPTCY COURT IN THE CHAPTER 11 CASES MAY RESULT IN THE REJECTION OF YOUR BID FOR THE PURCHASED 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 BID 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 PURCHASED 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 DEBTORS OR THE PURCHASED ASSETS.

Dated: September 9, 2024

SAUL EWING LLP, By: /s/ Jeffrey C. Hampton, Jeffrey C. Hampton (PA Bar No. 59131), 1500 Market Street, 38th Floor, Philadelphia, PA 19102, Telephone: (215) 972-7884, Email: jeffrey.hampton@saul.com -and- Mark Minuti (admitted *pro hac vice*), Monique B. DiSabatino (PA Bar No. 306448) (admitted *pro hac vice*), Paige N. Topper (admitted *pro hac vice*), 1201 N. Market Street, Suite 2300, Wilmington, DE 19801, Telephone: (215) 972-7884, Email: mark.minuti@saul.com, monique.disabatino@saul.com, paige.topper@saul.com, *Counsel for Debtors and Debtors in Possession*

¹ The last four digits of Guardian Elder Care at Johnstown, LLC d/b/a Richland Healthcare and Rehabilitation Center's federal tax identification number are 7907. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors' claims and noticing agent at <https://omniagentsolutions.com/Guardian>. The Debtors' mailing address is: 8796 Route 219, Brockway, Pennsylvania 15824.

² All capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Motion or Bid Procedures Order (as defined below), as applicable.

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REAL PROPERTY NOTICES

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

IN RE: FAYE L. IREY

**BANKRUPTCY NUMBER:
23-22230 GLT**

**NOTICE OF SALE TO
CREDITORS AND OTHER
PARTIES IN INTEREST**

Notice is hereby given that Christopher M. Frye, Attorney for the Debtor, has filed a Motion to Sell Real Property Free and Clear of all Liens, Judgments and Encumbrances.

The Debtor, Faye L. Irey, have received an offer of \$10,000.00 for the Debtor real property being known as Van Voorhis Lane, Carroll Township, PA 15063 known as Parcel No. 130-006-00-00-0083-02 in Washington County free and clear of all liens and encumbrances.

A hearing will be held in Courtroom A, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 on October 9, 2024 at 1:30 PM for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited; and when and where higher and better offers will be accepted.

Additional information is available at the office of the Debtor's attorney, Christopher M. Frye, Esquire, Steidl and Steinberg, Suite 2830 – Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.

_____ WCR Vol 105 Issue 10

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

IN RE: FAYE L. IREY

**BANKRUPTCY NUMBER:
23-22230 GLT**

**NOTICE OF SALE TO CREDITORS
AND OTHER PARTIES
IN INTEREST**

Notice is hereby given that Christopher M. Frye, Attorney for the Debtor, has filed a Motion to Sell Real Property Free and Clear of all Liens, Judgments and Encumbrances.

The Debtor, Faye L. Irey, have received an offer of \$90,000.00 for the Debtor's real property being known as Van Voorhis Lane Parcel No. 130-006-00-00-0085-00, which is a 21-acre vacant lot located in Carroll Township, Washington County, Pennsylvania free and clear of all liens and encumbrances.

A hearing will be held in Courtroom A, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 on October 9, 2024 at 2:30 PM for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited; and when and where higher and better offers will be accepted.

Additional information is available at the office of the Debtor's attorney, Christopher M. Frye, Esquire, Steidl and Steinberg, Suite 2830 – Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.

_____ WCR Vol 105 Issue 10

Albertelli Law
Mehmet Basoglu, Esq., ID 329635
Roger Fay, Esquire, ID No. 315987
14000 Commerce Parkway, Suite H
Mount Laurel, NJ 08054
(856) 724-1888
Attorneys for Plaintiff
File No. 23-007736

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
PENNSYLVANIA
No.: CV-2024-03845
CIVIL ACTION

U.S. Bank Trust Company, National Association Not In Its Individual Capacity But Solely As Trustee For The Cim Trust 2023-NR1 Mortgage-Backed Notes, Series 2023-NR1, Plaintiff,
vs.

Unknown heirs, successors, assigns, and all persons, firms, or associations, claiming right, title, or interest, from or under Ann Jordan, deceased mortgagor and owner
545 Park Avenue
Monongahela, PA 15063
Defendants.

NOTICE TO DEFEND

YOU HAVE BEEN SUED in court. IF YOU WISH TO DEFEND against the claims set forth in the following pages, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses 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 in the complaint or for any other claim or relief requested by the plaintiff. YOU MAY LOSE MONEY OR PROPERTY or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

If you do not know a lawyer, contact:
Lawyer Referral Service
119 South College Street
Washington, PA 15301
724.225.6710

If you cannot afford a lawyer, contact:
Southwestern Pennsylvania
Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
724.225.6170

_____ WCR Vol 105 Issue 10

NAME CHANGE

Notice is hereby given that on September 5, 2024 the Petition of Tessa Angel Lawrence was filed in the Court of Common Pleas of Washington County, requesting an order to change the name of **Tessa Angel Lawrence** to Finn Leif Lawrence.

The Court has fixed the day of September 26, 2024 9:30 am in Courtroom No. 5 of the Washington County Courthouse is Washington, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 105 Issue 10

SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, OCTOBER 4, 2024, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

CONDITIONS OF SALE: Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be deducted from the winning bidder's account at the **completion of the sale** and the balance will be due on or before the following **WEDNESDAY at 4:00 o'clock P.M.** at the Sheriff's Office. If the balance of payment is not made by Wednesday following the date of sale, the property will again be put up for sale on the following **FRI-DAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete descriptions of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

BEALLSVILLE

**FREEDOM MORTGAGE
CORPORATION
vs
ANDREW R. FAWCETT**

**DOCKET #: 2024-2181
JUDGEMENT: \$146,027.77**

In the Commonwealth of Pennsylvania,
Washington County, Beallsville Borough;

Address: 129 CHESTNUT STREET,
BEALLSVILLE, PA 15313
Tax #: 030-008-00-02-0002-02

Improvements: Residential Dwelling

Attorney: ORLANS ASSOCIATES PC,
248-502-1400

WCR Vol 105 Issues 8,9,10

CANONSBURG

**U.S. BANK NATIONAL
ASSOCIATION, ET AL
vs**

**SEAN P. MOLLENAUER, Solely in
His Capacity as known heir of Herbert
C. Mollenauer, deceased, ET AL**

**DOCKET #: 2023-3605
JUDGEMENT: \$92,399.87**

In the Commonwealth of Pennsylvania,
Washington County, Canonsburg Bor-
ough;

Address: 221 BELMONT AVENUE,
CANONSBURG, PA 15317

Tax #: 100-010-00-01-0004-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,
(215) 572-8111

WCR Vol 105 Issues 8,9,10

CARROLL

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, ET AL**

**vs
JENNIFER COLDITZ A/K/A
JENNIFER L. COLDITZ AND
DONOVAN PICCOLO**

**DOCKET #: 2024-791
JUDGEMENT: \$72,708.41**

In the Commonwealth of Pennsylvania,
Washington County, Carroll Township;

Address: 39 FRONT STREET, MONON-
GAHELA, PA 15063

Tax #: 130-005-02-00-0004-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-
6906

WCR Vol 105 Issues 8,9,10

MOUNT PLEASANT

**THE BANK OF NEW YORK
MELLON, ET AL**

**vs
ROSALIE GAUGHAN, A/K/A
ROSALIE GAUGHN; JOHN S. DINO,
III; PATRICIA DINO**

DOCKET #: 2023-7218
JUDGEMENT: \$83,290.75

In the Commonwealth of Pennsylvania,
 Washington County, Mount Pleasant
Township;

Address: 261 McCARRELL ROAD,
 HICKORY, PA 15340
 Tax #: 460-004-00-00-0026-02

Improvements: Residential Dwelling
 Attorney: BROCK & SCOTT, PLLC,
 (844) 856-6646

WCR Vol 105 Issues 8,9,10

SOMERSET

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A
CHRISTIANA TRUST AS
TRUSTEE FOR PNPMS TRUST IV

vs

WILLIAM H. JOHNSTON, JR., IN
HIS CAPACITY AS HEIR OF
WILLIAM H. JOHNSTON, ET AL

DOCKET #: 2023-5332
JUDGEMENT: \$10,604.68

In the Commonwealth of Pennsylvania,
 Washington County, Somerset Township;

Address: 64 VALLEY ROAD, EIGHTY
 FOUR, PA 15330
 Tax #: 580-001-01-01-0009-00 & 580-
 001-01-01-0022-00 (2)

Improvements: Residential Dwelling
 Attorney: RAS CITRON LLC, (855) 225-
 6906

WCR Vol 105 Issues 8,9,10

WASHINGTON

DEUTSCHE BANK NATIONAL
TRUST COMPANY

vs

THE UNKNOWN HEIRS, Trustees
and Representatives of the
BLAIR J. CARPENTER and
DONNA J. CARPENTER
Revocable Living Trust, ET AL

DOCKET #: 2024-1309
JUDGEMENT: \$62,394.02

In the Commonwealth of Pennsylvania,
 Washington County, City of Washington;

Address: 309 DEWEY AVENUE,
 WASHINGTON, PA 15301
 Tax #: 750-004-00-00-0008-02
 Improvements: Residential Dwelling
 Attorney: STERN & EISENBERG PC,
 (215) 572-8111
WCR Vol 105 Issues 8,9,10

AS CORRECTED: **WASHINGTON (Cont'd)**

MORTGAGE ASSETS
MANAGEMENT LLC

vs

SONJA BAILEY

DOCKET #: 2024-2754
JUDGEMENT: \$95,298.67

In the Commonwealth of Pennsylvania,
 Washington County, City of Washing-
ton;

Address: 209 LINN AVENUE, WASH-
 INGTON, PA 15301
 Tax #: 760-004-00-01-0010-00

Improvements: Residential Dwelling
 Attorney: RAS CITRON LLC, (855) 225-
 6906

WCR Vol 105 Issues 10,11,12

WEST BROWNSVILLE

U.S. BANK NATIONAL
ASSOCIATION

vs

WILLIAM G. DICKS II
A/K/A WILLIAM DICKS;
CHARLYNNE A. DICKS
A/K/A CHARLYNNE DICKS

DOCKET #: 2022-7494
JUDGEMENT: \$59,909.13

In the Commonwealth of Pennsylvania,
 Washington County, West Brownsville
Borough;

Address: 509 ADAMS AVENUE,
 BROWNSVILLE, PA 15417
 Tax #: 675-019-00-03-0009-00 & 675-
 019-00-03-0010-00 (2)

Improvements: Residential Dwelling
 Attorney: RAS CITRON LLC, (855) 225-
 6906

WCR Vol 105 Issues 8,9,10