

# LYCOMING REPORTER

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No. 52

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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Williamsport, Pennsylvania

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## SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at [www.lycolaw.org](http://www.lycolaw.org).

- 1/13/2025 – Annual Meetings of LLA & LLAF:** *Annual Meeting of the LLA and Annual Meeting of the LLAF. All members are invited/encouraged to attend. Time: 4:00 PM to 5:00 PM.*
- 1/13/2025 – LLA Annual Banquet & Awards Ceremony:** *This is an event you do not want to miss! RSVP by December 23rd! Time: 5:30 PM to 8:30 PM.*
- 1/15/2025 – Community Outreach Committee Meeting:** *Quarterly meeting of the Community Outreach Committee. Time: 12:00 PM to 1:00 PM.*
- 1/16/2025 – Memorial Service for Robert W. Ferrell, III:** *Special Session of Lycoming County Court to memorialize member Bob Ferrell. Time: 4:00 PM to 5:00 PM.*

## Four New Attorneys Admitted to the Lycoming County Bar



*Photo (left to right): David Sterngold, Judge Ryan Tira, Giovanna Daniele, Judge Eric Linhardt, Kallie Vento, Judge Ryan Gardner, Lauren Appolonia, Judge Nancy Butts, and Judge Bill Carlucci.*

The full text of the following Lycoming County Court opinions is reported at [www.lycolaw.org/cases/search.asp](http://www.lycolaw.org/cases/search.asp)

- ▶ **Commonwealth vs. Belton** (12/17/2024)—Judge Nancy L. Butts  
Criminal: Post conviction relief act petition; timeliness; statutory exceptions to time requirements; jurisdiction of court. (Belton-121724bt) (Posted: December 17, 2024)

**FEDERAL PUBLIC  
DEFENDER VACANCY  
MIDDLE DISTRICT OF PENNSYLVANIA**

Refer to: [www.ca3.uscourts.gov](http://www.ca3.uscourts.gov)  
for detailed announcement.

Due date: Noon, December 30, 2024.

N-29—D-27

**NOTICE OF ANNUAL MEETINGS OF THE  
LYCOMING LAW ASSOCIATION AND  
THE LYCOMING LAW ASSOCIATION FOUNDATION**

**NOTICE OF PROPOSED  
AMENDMENTS TO BY-LAWS**

The Lycoming Law Association will hold its annual meeting on Monday, January 13, 2025, at 4:00PM at the Lycoming Law Association office.

The Executive Committee has proposed a change to Article I of the By-laws of the Lycoming Law Association, relating to categories of membership. The full text of the proposed amendment is posted on the Association's website, [lycolaw.org](http://lycolaw.org).

The Executive Committee has proposed a change to Article III of the By-laws of the Lycoming Law Association, relating to duties of the treasurer of membership. The full text of the proposed amendment is posted on the Association's website, [lycolaw.org](http://lycolaw.org).

The Lycoming Law Association Foundation will hold its annual meeting on Monday, January 13, 2015, at the Lycoming Law Association office, immediately following the annual meeting of the Law Association.

PLEASE PLAN TO ATTEND.

D-13, 20, 27; J-3

## ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

### FIRST PUBLICATION

#### **McCormick, Marlene**, dec'd.

Late of South Williamsport.

Administrators: Alicia Manzitti and Jacqueline Manzitti c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

### SECOND PUBLICATION

#### **Barnes, Doris R.**, dec'd.

Late of Williamsport.

Executor: Alan Barnes, Jr. c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

#### **Cipriani, Peggy Marie**, dec'd.

Late of Williamsport.

Administratrix: Linda M. Cipriani c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Attorneys: Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

#### **Little, Ronald J., Sr.**, dec'd.

Late of Muncy.

Co-Executors: Kevin A. Little and Roberta J. Swinehart c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Attorneys: Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

#### **Livermore, Shirley**, dec'd.

Late of Williamsport.

Executrix: Lee Ann Bower c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

#### **Neufer, Alice M.**, dec'd.

Late of Unityville.

Administrator: James S. Neufer, P.O. Box 21, Unityville, PA 17774.

Attorneys: Mc Nerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

#### **Reish, Barbara J. a/k/a Barbara Jane Reish**, dec'd.

Late of the Township of Upper Fairfield.

Executrix: Mitzi J. Sechrist, 157 Waterfowl Way, Montoursville, PA 17754.

Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

#### **Welker, Atwood L., Jr.**, dec'd.

Late of Williamsport.

Executor: Mark L. Welker c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Attorneys: Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

### THIRD PUBLICATION

**Baggott, Gloria D.,** dec'd.

Late of Muncy Township.  
Administratrix: Brenda D. Harder, 333 Pleasant View Road, Unityville, PA 17774.

Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Bullock, Carolyn W.,** dec'd.

Late of Williamsport.  
Executrix: Lisa Hartman c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

**Gruver, Leslie M.,** dec'd.

Late of Montgomery.  
Executors: Steven E. Gruver, 9320 Ansley Lane, Brentwood, TN 37027, Susan L. Marshall, 505 North Arch Street, Montoursville, PA 17754 and Michael T. Gruver, 920 Fall View Trail, Nashville, TN 37211.

Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

**Hurst, Raymond H.,** dec'd.

Late of Williamsport.  
Co-Executrices: Connie M. Hipps, 638 Ames Place, Williamsport, PA 17701 and Penny L. Fawver, 927 Klinger Hollow Road, Liverpool, PA 17045.

Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Miller, Cheryl I.,** dec'd.

Late of Muncy.  
Executor: Mark Miller c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

**Moll, Shirley T.,** dec'd.

Late of Montoursville.  
Executor: Scott Moll, 169 Katzmaier Rd., Montoursville, PA 17701.  
Attorney: None.

**Raisch, Mary Eileen,** dec'd.

Late of Montoursville.  
Executor: Jeffery W. Raisch c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

**Straley, Richard K.,** dec'd.

Late of Williamsport.  
Executrix: Karen Elmquist, 20572 Showers Lane, Leesburg, VA 20175.  
Attorneys: Mc Nerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

### REGISTER OF WILLS CONFIRMATION OF ACCOUNTS

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statements of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of

Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute December 31, 2024 unless exceptions are filed before 5:00 P.M. on that date.

1. Hilsher, Sally E., Estate—Jayme L. Sherman, Executrix.

2. Hilsher, John H., Jr., Trust—John H. Hilsher, III, Petitioner.

3. Hilsher Graphics RE Protector Trust, Trust—John H. Hilsher, III, Petitioner.

4. Hilsher Wmspt. RE Protector Trust, Trust—John H. Hilsher, III, Petitioner.

5. Hilsher South Wmspt. RE Protector Trust, Trust—John H. Hilsher, III, Petitioner.

6. Hilsher Riverside Drive RE Protector Trust, Trust—John H. Hilsher, III, Petitioner.

David A. Huffman  
Register of Wills

D-6, 13, 20, 27

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### FILING ARTICLES OF INCORPORATION

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on December 17, 2024, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) and its amendments and supplements. The name of the Corporation is:

**JERSEY SHORE CARE  
AND SHARE, INC.**

whose registered office is located at: 229 South Broad Street, Jersey Shore, PA 17740.

The purpose for which the corporation is organized is to engage in any lawful act or activity for which corporations may be organized, and the corporation

shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law. JULIEANNE E. STEINBACHER, ESQUIRE

STEINBACHER, GOODALL  
& YURCHAK

413 Washington Boulevard  
Williamsport, PA 17701

D-27

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### REGISTRATION OF FICTITIOUS NAMES

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NOTICE IS HEREBY GIVEN that pursuant to the provisions of the 54 Pa. C.S. Section 311(g), as amended, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or before December 31, 2024, a Certificate for the conduct of a business in Lycoming County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**BOOM CITY RESTAURANT & PUB** with its principal place of business at 454 Pine Street, Williamsport, PA 17701.

The name and address of the entity owning and interested in said business is Newsroom Grill, LLC, 454 Pine Street, Williamsport, PA 17701.

MICHAEL J. CASALE, JR., ESQUIRE  
175 Pine Street  
Suite 106  
Williamsport, PA 17701

D-27

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### SERVICE BY PUBLICATION

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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

Doc. No.:

—————  
POTTSVILLE  
OPERATIONS, LLC et al.,  
Movant

vs.

OXFORD FINANCE, LLC,  
EDEN SENIOR CARE, LLC  
Respondents

—————  
Related to Document No.: 121 & 206

Hearing Date: January 15, 2025

Hearing Time: 1:00 PM (EST)

Response Deadline: See Below

—————  
NOTICE OF PROPOSED SALE OF  
SUBSTANTIALLY ALL OF THE  
DEBTORS' ASSETS, BIDDING  
PROCEDURES, AUCTION, AND  
SALE ORDER 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 Accounts in Debtors' Motion for Entry of Orders (A) Approving the Sale of Substantially All of the 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 Debtors' Assets, other than Accounts, Free and Clear of all Liens, Claims, Encumbrances, and Interests, (C) Approving Stalking Horse Bid Protection, (D) Scheduling Auction for and Hearing to Approve Sale of Substantially all of the 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 [Docket No. 121] (the "Motion").

PLEASE TAKE FURTHER NOTICE that on November 14, 2024, the Court entered the Order (A) Approving Bidding Procedures for Sale of Substantially all of the Debtors' Assets, other than Accounts, Free and Clear of all Liens, Claims, Encumbrances, and Interests, (B) Approving Stalking Horse Bid Protection, (C) Scheduling Auction for and Hearing to Approve Sale of Substantially all of the Debtors' Assets, (D) Approving Form and Manner of Notice of Sale, Auction, and Sale Order Hearing, (E) Approving Assumption and Assignment Procedures, (F) Authorizing Assumption and Assignment of Executory Contracts and Unexpired Leases, and (G) Granting Related Relief [Docket. No. 206] (the "Bidding Procedures Order").<sup>2</sup> The Bidding Procedures Order approved the bidding procedures (the "Bidding Procedures") attached as Exhibit I to the Bidding Procedures Order. The Bidding 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 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 Debtors' notice agent, Stretto, Inc., at <https://cases.stretto.com/pottsville>.

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 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 Purchased Assets must be actually received by the parties specified in the Bidding Procedures is January 9, 2025, at 5:00 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 (“Auction”) to sell the Purchased Assets will take place at 10:00 a.m. (prevailing Eastern Time) on January 13, 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 Debtors designate and shall be timely communicated to all persons entitled to attend the Auction. The Debtors may cancel the Auction pursuant to the Bidding 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 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 on January 15, 2025, at 1:00 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 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 Chapter 11 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 6, 2025, at 5:00 p.m. (prevailing Eastern Time) by the Court. Supplemental Objections to the Sale, if any, must be filed with the Court no later than January 14, 2025.

**FAILURE TO ABIDE BY THE BIDDING PROCEDURES, THE BIDDING PROCEDURES ORDER, OR ANY OTHER ORDER OF THE BANKRUPTCY COURT IN THESE 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 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 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: November 22, 2024, 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, E-mail: dschimizzi@raineslaw.com, mlindsay@raineslaw.com, jkelly@raineslaw.com, swenrich@raineslaw.com, Proposed Local Counsel to the Debtors and Debtors in Possession—and— BAKER & HOSTETLER LLP, Elizabeth A. Green, Esq., FL Bar No.: 0600547, E-mail: egreen@bakerlaw.com, Andrew V. Layden, Esq., FL Bar No.: 86070, E-mail: alayden@bakerlaw.com, SunTrust Center, Suite 2300, 200 South Orange Avenue, Orlando, Florida 32801-3432, Telephone: (407) 540-7920, Facsimile: (407) 841-0168, Proposed Counsel for the Debtors and Debtors in Possession

EXHIBIT A

Facility List

Facility: Address

Hampton House Rehabilitation and Nursing Center: 1548 Sans Souci Pkwy., Wilkes-Barre, PA 18706.

Kingston Rehabilitation and Nursing Center: 200 2nd Avenue, Kingston, PA 18704.

Pottsville Rehabilitation and Nursing Center: 420 Pulaski Drive, Pottsville, PA 17901.

Williamsport North Rehabilitation and Nursing Center: 300 Leader Drive, Williamsport, PA 17701.

Williamsport South Rehabilitation and Nursing Center: 101 Leader Drive, Williamsport, PA 17701.

Yeadon Rehabilitation and Nursing Center: 14 Lincoln Avenue, Yeadon, PA 19050.

<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); Watsontown 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.

For the purposes of this Notice of Proposed Sale of Substantially All of the

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Debtors Assets, Bidding Procedures, Auction, and Sale Order Hearing, the term "Debtors" shall mean the Pottsville Debtors only and the term "Chapter 11 Cases" shall mean the Pottsville Cases only.

<sup>2</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.

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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, December 30, 2024