

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

In re

GUARDIAN ELDER CARE AT
JOHNSTOWN, LLC, d/b/a/ RICHLAND
HEALTHCARE AND REHABILITATION
CENTER, *et al.*,

Debtors/Movants.¹

Chapter 11

Case No. 24-70299 (JAD)

Jointly Administered

Re: D.I. 204, 820

**NOTICE OF CLOSING OF SALE OF SUBSTANTIALLY ALL ASSETS OF
NON-HUD SELLERS AND NON-HUD EXISTING OPERATORS
FREE AND CLEAR OF ALL LIENS, CLAIMS, AND ENCUMBRANCES**

PLEASE TAKE FURTHER NOTICE that on October 30, 2024, the Court entered the *Order (I) Approving 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 Release Agreement; (III) Authorizing Assumption and Assignment of Executory Contracts and Unexpired Leases, and (IV) Granting Related Relief* [Docket No. 820] (the “**Owned Sale Order**”), pursuant to which the Court authorized the sale of substantially all assets of the Owned Facilities Debtors in accordance with the (i) Purchase and Sale Agreement (the “**PSA**”) dated October 2, 2024 between, *inter alia*, GEC Lower Burrell Real Estate, LLC, GEC Munhall Real Estate, LLC, GEC Bethel Park Real Estate, LLC, GEC Greensburg Real Estate, LLC and GEC Highland View, L.P. (together, the “**Non-HUD Sellers**”) and Lower Burrell 100 Realty LLC, Munhall 2600 Realty LLC, Bethel Park 1200 Realty LLC, Greensburg 827 Realty LLC and Brockway 90 Realty LLC, and (ii) Operations Transfer Agreement (together with the PSA, the “**Transaction Documents**”) dated October 2, 2024 between, *inter alia*, Guardian Elder Care at Lower Burrell, LLC, Guardian Elder Care at Munhall, LLC, Guardian Elder Care at Bethel Park, LLC, Guardian Elder Care at Greensburg, LLC and Guardian Elder Care at Brockway, LLC (the “**Non-HUD Existing Operators**”), and Hillcrest Rehabilitation & Healthcare Center LLC, Eldercrest Rehabilitation & Healthcare Center LLC, Meadowcrest Rehabilitation & Healthcare Center LLC, Oak Hill Rehabilitation & Healthcare Center LLC and Highland View Rehabilitation & Healthcare Center LLC.

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.

PLEASE TAKE FURTHER NOTICE that, pursuant to the terms and conditions of the Owned Sale Order and the Transaction Documents, the First Closing Date² for the sale and transfer of substantially all assets of the Non-HUD Sellers and the Non-HUD Existing Operators, including the Non-HUD Properties and Non-HUD Facilities, occurred on December 13, 2024. No Contracts were assumed at closing.

PLEASE TAKE FURTHER NOTICE that copies of all documents referenced herein and filed with the Court are available for free on the website of Debtors' notice agent, Omni Agent Solutions, Inc., at <https://omniagentsolutions.com/Guardian>.

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² Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Owned Sale Order or the Transaction Documents.

Dated: December 18, 2024

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