



McNees Wallace & Nurick LLC
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108-1166

Kenneth R. Stark
Direct Dial: 717.237.5378
Fax: 717.237.5300
kstark@mcneeslaw.com

May 20, 2025

VIA ELECTRONIC FILING

Matthew Homsher, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street, 2nd Floor
Harrisburg, PA 17120

**RE: Application of Ziiip Energy Solutions LLC
Docket No. A-2025-3054591**

Dear Secretary Homsher:

Attached for filing with the Pennsylvania Public Utility Commission are the data responses of Ziiip Energy Solutions LLC to the Commission's data requests.

Documents being revised that are marked confidential are being uploaded to the PA PUC's Sharefile.

Sincerely,

A handwritten signature in blue ink that reads 'Kenneth R. Stark'.

Kenneth R. Stark
MCNEES WALLACE & NURICK LLC

c: Jordan Van Order, PUC Bureau of Technical Utility Services

Docket No. A-2025-3054591
NGS Application
Ziip Energy Solutions LLC

Data Responses to Set 1

1. Reference Application, Section 7.b, Finance Fitness – Applicant provided minimal documentation to demonstrate financial fitness. Please provide additional financial fitness documentation that may include two recent consecutive years of financial statements, two recent consecutive years of income tax filings and three recent consecutive months of bank statements.

Response:

Because Ziip Energy Solutions LLC is a new company, solely owned by Mr. Justin Heinly, formed for the purpose of becoming a PUC-jurisdictional broker/marketer of electric generation supply and natural gas supply services, Ziip Energy Solutions LLC does not have two years of its own financial records. Enclosed, please find a verification of deposit of \$40,000 for funds placed into a Members 1st checking account in the name of Ziip Energy Solutions LLC.

Please note that Ziip Energy Solutions LLC has also uploaded additional supporting financial information into the Commission's confidential share drive to demonstrate positive income, including personal tax returns and the financial statements of Mr. Heinly's other company, Midtown Property Management, to demonstrate the financial fitness of Mr. Heinly and Ziip Energy Solutions LLC. The financial statements of Midtown Property Management demonstrate that Mr. Heinly is a competent and capable business owner that currently operates a positive cash flow business.

Response Provided By: Justin Heinly

Date: May 20, 2025

Docket No. A-2025-3054591
NGS Application
Ziip Energy Solutions LLC

2. Reference Application, Section 12, Notarized Proofs – Applicant is required to provide notarized proof of publication for Erie Times, Harrisburg Patriot-News, Philadelphia Daily News, Pittsburgh Post-Gazette, Scranton Times-Tribune, Williamsport Sun-Gazette, and Johnstown Tribune-Democrat. Please provide the notarized proofs of publication for the above newspapers.

Response:

Ziip Energy Solutions LLC has received notice from all of the applicable newspapers that publication has occurred between the dates of May 6, 2025 and May 15, 2025. Enclosed, please see proof of publication in the Harrisburg Patriot-News, Philadelphia Daily News, Williamsport Sun-Gazette, Scranton Times-Tribune and Erie Times. Ziip Energy Solutions LLC expects to receive proof of publication from Pittsburgh Post-Gazette and Johnstown Tribune-Democrat in the very near future, as they are both currently in the mail to us. For now, we have included the tearsheet of the page the ad ran on the Pittsburgh Post-Gazette on May 15, 2025, as well as the webpage of Johnstown Tribune-Democrat's listing of our ad on May 12, 2025. We will expeditiously supplement and update this data response upon receipt of proof of publication in the Pittsburgh Post-Gazette and Johnston Tribune-Democrat.

Response Provided By: Justin Heinly

Date: May 20, 2025

VERIFICATION

I, Justin Heinly, hereby state that the facts above set forth are true and correct to the best of my knowledge, information and belief, and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 (relating to unsworn falsification to authorities).

Date:



Justin Heinly, Owner
Ziip Energy Solutions LLC



MEMBERS 1st
FEDERAL CREDIT UNION

 PO Box 8893
Camp Hill, PA 17001-8893
 (800) 283-2328
 MEMBERS1ST.ORG

To whom it may concern,

ZIIP Energy Solutions LLC has an established and funded business account with Members 1st FCU. Included is a partial statement for verification of deposit. If you have any additional questions, please contact our Customer Service Department at (717) 795-6049.

Thank you,

A handwritten signature in black ink that reads "Ashley Monaco".

Ashley Monaco



MEMBERS 1st
FEDERAL CREDIT UNION

Account Statement

ZIIP ENERGY SOLUTIONS LLC
JUSTIN HEINLY
JUSTIN HEINLY
1419 N 3RD STREET
HARRISBURG, PA 17102

For Account: XXXXXXXX351

Reporting Period: 5/1/2025 to 5/13/2025

0007 ZIIP CHECKING

Post Date	Transaction Description	Amount	New Balance
05/12/25	Deposit Check	\$40,000.00	\$40,000.00
	Check Received 40,000.00		



Ashley Monaco

Ashley Monaco, Branch Manager

Dated 5/13/2025

The Philadelphia Inquirer

100 S. INDEPENDENCE MALL W, STE 600, PHILADELPHIA, PA 19106

Affidavit of Publication

On Behalf of:

MCNEES WALLACE & NURICK LLC
100 PINE ST
HARRISBURG, PA 17101

STATE OF PENNSYLVANIA COUNTY OF PHILADELPHIA:

Before the undersigned authority personally appeared the undersigned who, on oath represented a and say: that I am an employee of The Philadelphia Inquirer, LLC, and am authorized to make this affidavit of publication, and being duly sworn, I depose and say:

1. The Philadelphia Inquirer, LLC is the publisher of the Philadelphia Daily News, with its headquarters at 100 S. Independence Mall West, Suite 600, Philadelphia, PA 19106.
2. The Philadelphia Daily News is an edition of The Philadelphia Inquirer. The Philadelphia Daily News is continuously published and distributed Sunday-Friday in the City of Philadelphia, count and state aforesaid.
3. The printed notice or publication attached hereto set forth on attached hereto was published in all regular print editions of the Philadelphia Daily News on

Legal Notices

as published in Daily News Legals in the issue(s) of:

5/14/2025

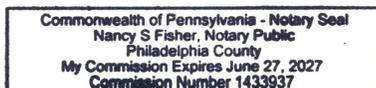
4. Under oath, I state that the following is true and correct, and that neither I nor The Philadelphia Inquirer, LLC have any interest in the subject matter of the aforesaid notice or advertisement.





Notary Public

My Commission Expires:



Ad No: 186946

Customer No: 123430

COPY OF ADVERTISEMENT

PENNSYLVANIA PUBLIC UTILITY COMMISSION NOTICE

Applications of **Ziip Energy Solutions LLC** for Approval to Offer, Render, Furnish or Supply Natural Gas Supply Services at Docket No. [A-2025-3054591] and Electricity or Electric Generation Services at Docket No. [A-2025-3054607] to the public in The Commonwealth of Pennsylvania.

Ziip Energy Solutions LLC has filed an application with the Pennsylvania Public Utility Commission ("PUC") for a license to provide natural gas supply services as a **broker/marketer engaged in the business of supplying natural gas services**. Additionally, **Ziip Energy Solutions LLC** has filed an application with the PUC for a license to supply electricity or electric generation services as a **broker/marketer engaged in the business of supplying electricity services**. **Ziip Energy Solutions LLC** proposes to sell electricity, natural gas, and related services in **UGI Utilities - Gas Div. and PPL and Met-Ed, Penelec and Penn Power (First Energy PA)** under the provisions of the Natural Gas Choice and Competition Act and the Electricity Generation Customer Choice and Competition Act.

The PUC may consider this application without a hearing. Protests directed to the technical or financial fitness of **Ziip Energy Solutions LLC** may be filed within 15 days of the date of this notice with the Secretary of the PUC, 400 North Street, Harrisburg, PA 17120. Please include the respective NGS or EGS Docket Nos. above on the protest.

Additionally, please send copies of any protest to Ziip Energy Solutions LLC attorney at the address listed below.

Kenneth R. Stark
Counsel for Ziip Energy Solutions LLC
100 Pine Street, P.O. Box 1166
Harrisburg, PA 17108-1166
717.237.5378

The Scranton Times (Under act P.L. 877 No 160. July 9, 1976)
Commonwealth of Pennsylvania, County of Lackawanna

Account # 652824
Order # 82857144
Ad Price: 392.18

MCNEES WALLACE & NURICK LLC
PO BOX 1166
100 PINE STREET, HARRISBURG PA 17108--116

PENNSYLVANIA PUBLIC UTILI

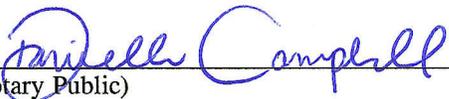
Jessica Escalante

Being duly sworn according to law deposes and says that (s)he is Billing clerk for The Scranton Times, owner and publisher of The Scranton Times, a newspaper of general circulation, established in 1870, published in the city of Scranton, county and state aforesaid, and that the printed notice or publication hereto attached is exactly as printed in the regular editions of the said newspaper on the following dates:

05/13/2025

Affiant further deposes and says that neither the affiant nor The Scranton Times is interested in the subject matter of the aforesaid notice or advertisement and that all allegations in the foregoing statement as time, place and character or publication are true _____.

Sworn and subscribed to before me
this 13th day of May A.D., 2025



(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Danielle Campbell, Notary Public
Lackawanna County
My commission expires December 18, 2027
Commission number 1441244
Member, Pennsylvania Association of Notaries

**PENNSYLVANIA
PUBLIC UTILITY
COMMISSION
NOTICE**

Applications of **Ziip Energy Solutions LLC** for Approval to Offer, Render, Furnish or Supply Natural Gas Supply Services at Docket No. **[A-2025-3054591]** and Electricity or Electric Generation Services at Docket No. **[A-2025-3054607]** to the public in The Commonwealth of Pennsylvania.

Ziip Energy Solutions LLC has filed an application with the Pennsylvania Public Utility Commission ("PUC") for a license to provide natural gas supply services as a **broker/marketer engaged in the business of supplying natural gas services**. Additionally, **Ziip Energy Solutions LLC** has filed an application with the PUC for a license to supply electricity or electric generation services as a **broker/marketer engaged in the business of supplying electricity services**. **Ziip Energy Solutions LLC** proposes to sell electricity, natural gas, and related services in **UGI Utilities - Gas Div. and PPL and Met-Ed, Penelec and Penn Power (First Energy PA)** under the provisions of the Natural Gas Choice and Competition Act and the Electricity Generation Customer Choice and Competition Act.

The PUC may consider this application without a hearing. Protests directed to the technical or financial fitness of **Ziip Energy Solutions LLC** may be filed within 15 days of the date of this notice with the Secretary of the PUC, 400 North Street, Harrisburg, PA 17120. Please include the respective NGS or EGS Docket Nos. above on the protest.

Additionally, please send copies of any protest to **Ziip Energy Solutions LLC** attorney at the address listed below.

Kenneth R. Stark
Counsel for Ziip Energy Solutions LLC
100 Pine Street, P.O. Box
1166
Harrisburg, PA 17108-1166
717.237.5378
kstark@mcneeslaw.com

LOCALiQ

Erie Times-News | The Intelligencer
Bucks County Courier Times
The Daily American | Beaver County Times
Pocono Record | Burlington County Times

PO Box 630531 Cincinnati, OH 45263-0531

AFFIDAVIT OF PUBLICATION

Kate kaufman
Mary Lanni
Mcnees Wallace & Nurick Llc
100 Pine ST
Harrisburg PA 17101-1200

STATE OF PENNSYLVANIA, COUNTY OF ERIE

The Erie Times-News is a newspaper of general circulation, whose principal place of business is at 205 W 12th Street, Erie, Pennsylvania. That a copy of the printed notice, hereto attached, is exactly as the same was printed and published in the regular edition of the Erie Times-News, published in the issue dated:

05/13/2025

Sworn to and subscribed before on 05/13/2025

PENNSYLVANIA PUBLIC UTILITY COMMISSION NOTICE

Application of Ziip Energy Solutions LLC for Approval to Offer, Render, Furnish or Supply Natural Gas Supply Services to the public in The Commonwealth of Pennsylvania at Docket No. [A-2025-3054591].

Ziip Energy Solutions LLC has filed an application with the Pennsylvania Public Utility Commission ("PUC") for a license to provide natural gas supply services as a broker/marketer engaged in the business of supplying natural gas services. Ziip Energy Solutions LLC proposes to sell natural gas and related services in UGI Utilities - Gas Div. under the provisions of the Natural Gas Choice and Competition Act.

The PUC may consider this application without a hearing. Protests directed to the technical or financial fitness of Ziip Energy Solutions LLC may be filed within 15 days of the date of this notice with the Secretary of the PUC, 400 North Street, Harrisburg, PA 17120. Please include the Docket No. listed above on the protest.

Additionally, please send copies of any protest to Ziip Energy Solutions LLC attorney at the address listed below.

Kenneth R. Stark
Counsel for Ziip Energy Solutions LLC
100 Pine Street, P.O. Box 1166
Harrisburg, PA 17108-1166
717.237.5378
kstark@mcneeslaw.com

(5-11309747-NT-13)



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$236.80
Tax Amount: \$0.00
Payment Cost: \$236.80
Order No: 11309747 # of Copies:
Customer No: 793025 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Williamsport Sun-Gazette, successor to the Williamsport Sun and the Gazette & Bulletin, both daily newspapers of general circulation, published at 252 West Fourth Street, Williamsport, Pennsylvania, being duly sworn, deposes and says that the Williamsport sun was established in 1870 and the Gazette & Bulletin was established in 1801, since which dates said successor, the Williamsport Sun-Gazette has been regularly issued and published in the County of Lycoming aforesaid, and that a copy of the printed notice is attached hereto exactly as the same was printed and published in the regular editions of said Williamsport Sun-Gazette on the following dates, viz:

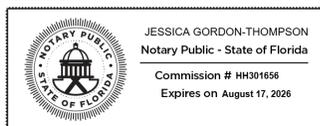
May. 15, 2025

NOTICE ID: izluZTSn6s0OjGfwixiN
PUBLISHER ID: L1M041
NOTICE NAME: PUC
Publication Fee: 363.00

The affiant is not interested in the subject matter of the aforesaid notice of publication, and that all the allegations in the foregoing statement as to time, place and character of publication are true

Edmar Corachia

(Signed) _____



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 05/15/2025

J. Stark

Notary Public
Notarized remotely online using communication technology via Proof.

**PENNSYLVANIA
PUBLIC UTILITY
COMMISSION
NOTICE**

Applications of Ziiip Energy Solutions LLC for Approval to Offer, Render, Furnish or Supply Natural Gas Supply Services at Docket No. [A-2025-3054591] and Electricity or Electric Generation Services at Docket No. [A-2025-3054607] to the public in The Commonwealth of Pennsylvania.

Ziip Energy Solutions LLC has filed an application with the Pennsylvania Public Utility Commission ("PUC") for a license to provide natural gas supply services as a broker/marketer engaged in the business of supplying natural gas services. Additionally, Ziip Energy Solutions LLC has filed an application with the PUC for a license to supply electricity or electric generation services as a broker/marketer engaged in the business of supplying electricity services. Ziip Energy Solutions LLC proposes to sell electricity, natural gas, and related services in UGI Utilities – Gas Div. and PPL and Met-Ed, Penelec and Penn Power (First Energy PA) under the provisions of the Natural Gas Choice and Competition Act and the Electricity Generation Customer Choice and Competition Act.

The PUC may consider this application without a hearing. Protests directed to the technical or financial fitness of Ziip Energy Solutions LLC may be filed within 15 days of the date of this notice with the Secretary of the PUC, 400 North Street, Harrisburg, PA 17120. Please include the respective NGS or EGS Docket Nos. above on the protest.

Additionally, please send copies of any protest to Ziip Energy Solutions LLC attorney at the address listed below.

Kenneth R. Stark
Counsel for Ziip Energy Solutions LLC
100 Pine Street,
P.O. Box 1166
Harrisburg, PA
17108-1166
717.237.5378
kstark@mcneeslaw.com

AD#: 0010991416

State of New Jersey,) ss
County of Hunterdon)

Maria Nunez being duly sworn, deposes that he/she is principal clerk of PA Media Group; that Patriot News is a public newspaper published in the city of Mechanicsburg, with general circulation in Cumberland and Dauphin and surrounding counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Patriot News 05/06/2025

Maria Nunez



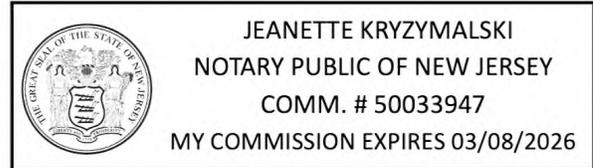
Principal Clerk of the Publisher

Sworn to and subscribed before me this 07th day of May 2025

*Jeanette
Kryzmalwski*



Notary Public



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

**PENNSYLVANIA
PUBLIC UTILITY COMMISSION
NOTICE**

Applications of **Ziip Energy Solutions LLC** for Approval to Offer, Render, Furnish or Supply Natural Gas Supply Services at Docket No. **[A-2025-3054591]** and Electricity or Electric Generation Services at Docket No. **[A-2025-3054607]** to the public in The Commonwealth of Pennsylvania.

Ziip Energy Solutions LLC has filed an application with the Pennsylvania Public Utility Commission ("PUC") for a license to provide natural gas supply services as a **broker/marketer engaged in the business of supplying natural gas services**. Additionally, **Ziip Energy Solutions LLC** has filed an application with the PUC for a license to supply electricity or electric generation services as a **broker/marketer engaged in the business of supplying electricity services**. **Ziip Energy Solutions LLC** proposes to sell electricity, natural gas, and related services in UGI **Utilities – Gas Div. and PPL and Met-Ed, Penelec and Penn Power (First Energy PA)** under the provisions of the Natural Gas Choice and Competition Act and the Electricity Generation Customer Choice and Competition Act.

The PUC may consider this application without a hearing. Protests directed to the technical or financial fitness of **Ziip Energy Solutions LLC** may be filed within 15 days of the date of this notice with the Secretary of the PUC, 400 North Street, Harrisburg, PA 17120. Please include the respective NGS or EGS Docket Nos. above on the protest.

Additionally, please send copies of any protest to **Ziip Energy Solutions LLC** attorney at the address listed below.

Kenneth R. Stark
Counsel for **Ziip Energy Solutions LLC**
100 Pine Street, P.O. Box 1166
Harrisburg, PA 17108-1166
717.237.5378
kstark@mcneeslaw.com

PENNSYLVANIA PUBLIC UTILITY CO...

PENNSYLVANIA PUBLIC UTILITY COMMISSION NOTICE Application of Ziip Energy Solutions LLC for Approval to Offer, Render, Furnish or Supply Natural Gas Supply Services to the public in The Commonwealth of Pennsylvania at Docket No. [A-2025-3054591]. Ziip Energy Solutions LLC has filed an application with the Pennsylvania Public Utility Commission (PUC) for a license to provide natural gas supply services as a broker/marketer engaged in the business of supplying natural gas services. Ziip Energy Solutions LLC proposes to sell natural gas and related services in UGI Utilities - Gas Div. under the provisions of the Natural Gas Choice and Competition Act. The PUC may consider this application without a hearing. Protests directed to the technical or financial fitness of Ziip Energy Solutions LLC may be filed within 15 days of the date of this notice with the Secretary of the PUC, 400 North Street, Harrisburg, PA 17120. Please include the Docket No. listed above on the protest. Additionally, please send copies of any protest to Ziip Energy Solutions LLC attorney at the address listed below. Kenneth R. Stark Counsel for Ziip Energy Solutions LLC 100 Pine Street, P.O. Box 1166 Harrisburg, PA 17108-1166 717.237.5378 kstark@mcneeslaw.com

Posted Online 1 week ago

Pittsburgh Post-Gazette® Marketplace

www.post-gazette.com • 412.263.1201

with Public Notices

Autos, Pets & Merchandise



10 Days / \$3000
Up to 5 Lines
\$2.50 Additional Line
Photos \$5.00 Flat Rate

Garage & Estate Sales



1 Day / 5 Lines \$500
\$0.50 Additional Line

Lost & Found



30 Days / Up to 15 Lines FREE
\$3.00 Additional Line

Services



30 Days / 5 Lines \$7500
\$12.00 Additional Line

Real Estate / Rentals



Starting At 5 Days / 5 Lines \$3500
\$5.00 Additional Line
Photos \$5.00 Flat Rate

Auctions



Starting At 1 Day / 5 Lines \$2500
\$5.00 Additional Line

Jobs Call: 412.263.1201 or Email classifiedinfo@post-gazette.com **Public Notices** Call: 412.263.1440 or Email publicnotices@post-gazette.com

Classified continued from C-12

Public Notices

This notice is made under the provision of the Land Recycling and Environmental Remediation Standards Act, the Act of May 19, 1995, P.L. #4, No. 2.

FOX CHAPEL AREA SCHOOL AUTHORITY NOTICE OF MEETING

Notice is hereby given of a regular business meeting of the Fox Chapel Area School Authority on May 19, 2025. The meeting will be held at 8 a.m. in the Staff Development Room, lower level of the Fox Chapel Area School District Administrative Offices, 611 Field Club Road, Pittsburgh, PA 15238.

Robert Saunders
Assistant Secretary

FOX CHAPEL AREA SCHOOL DISTRICT FINAL BUDGET NOTICE

NOTICE is given that the Proposed Final Budget for the General Fund of Fox Chapel Area School District for the 2025-2026 fiscal year in its most recent form is available for public inspection at the school district administrative offices, located at 611 Field Club Road, Pittsburgh, PA 15238, and on the district website at www.fcasd.edu, and will be presented for adoption as a Final Budget at a school board meeting to be held in the LGI Room at Fox Chapel Area High School, 611 Field Club Road, Pittsburgh, PA 15238 at 7 p.m. on June 9, 2025. The budget may be amended before final adoption.

Kathleen Anuszek
Board Secretary

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ECOCRAFT HOMES, INC., Plaintiff, vs. ELANOR CLIFFORD BUTLER, with notice to heirs and assigns, Defendant. CIVIL DIVISION Case No. GD-23-014092 NOTICE

To: Elanor Clifford Butler, with notice to heirs and assigns, 404 North Mathilda Street, Pittsburgh, PA 15224; 4806 Brown Way, Pittsburgh, PA 15224 and/or 521 Teece Avenue Pittsburgh, PA 15202. You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by attorney and file your response to the Complaint to Quiet Title in writing with the court within seven (7) days of this publication. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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 HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. 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.

Lawyer Referral Service Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
https://www.getapittsburghlawyer.com/
Justin M. Tuskan, Esquire
Metz Lewis Brodman Must

Public Notices

O'Keefe, LLC
444 Liberty Avenue, Suite 2100
Pittsburgh, PA 15222
(412) 918-1100
Attorneys for Plaintiff

Legal Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-005572. Notice is hereby given to All unknown heirs of Edward J. Balog and Josephine S. Balog, deceased and all other parties of interest, that a tax sale has been scheduled for July 7, 2025 via virtual technology at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 4703 Valleyfield Drive, Allison Park, Allegheny County, Pennsylvania 15101, known as lot/block 1214-051. This notice acts as service of the Notice of Sheriff's Sale pursuant to the September 24, 2024 Order of Court.

Legal Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-014710. Notice is hereby given to Theodore Jackson and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 110 Locust Street, Pittsburgh, Allegheny County, Pennsylvania 15210 known as lot/block 14-M-231. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the February 27, 2025 Order of Court.

CIVIL ACTION COURT OF COMMON PLEAS

ALLEGHENY COUNTY, PA CIVIL ACTION-LAW NO. GD-25-000366 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF15 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF15, Plaintiff v. WILLIAM DARIN CLARK, AS EXECUTOR AND HEIR OF THE ESTATE OF CAROLYN D. CLARK A/K/A CAROLYN CLARK; ET AL., Defendants To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CAROLYN D. CLARK A/K/A CAROLYN CLARK Defendant(s), 316 MCCUTCHEON LANE, PITTSBURGH, PA 15235 COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF15 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF15, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ALLEGHENY County, PA docketed to No. GD-25-000366, seeking to foreclose the mortgage secured on your property located, 316 MCCUTCHEON LANE, PITTSBURGH, PA 15235.

NOTICE YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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

Public Notices

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 HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service Allegheny County Bar Association

400 Koppers Building
436 Seventh Avenue
Pittsburgh PA, 15219
412-261-5555
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq., ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

BOROUGH OF GREEN TREE NOTICE OF PUBLIC HEARING

PLEASE BE ADVISED that the Council of the Borough of Green Tree will hold a public hearing on Monday, June 2nd, 2025, at 7:30pm in the Council Chambers of the Borough building located at 10 W. Manila Avenue, Green Tree, PA. The purpose of the hearing is to consider and accept public comment on the adoption of the 2021 International Property Maintenance Code as the model Property Maintenance and Housing Code. All interested parties are welcome to attend. The proposed ordinance is available to be examined in the office of the Borough Secretary during regular business hours, Monday through Friday, 8am to 4pm.

BOROUGH OF GREEN TREE NOTICE OF PUBLIC HEARING

PLEASE BE ADVISED that the Zoning Hearing Board of the Borough of Green Tree will hold a public hearing on Thursday, May 29th, 2025, at 7:00pm in the Council Chambers of the Borough building located at 10 W. Manila Avenue, Green Tree, PA.

ZHB #02-2025: A variance request from Angela Quattrone to construct a fence beyond the required setback at 2735 Noblestown Road, Pittsburgh, PA. 15205.

The property exists in an Office Commercial zoning district. All interested parties are welcome to attend. Christopher House Zoning Officer

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

In the Matter of THOMAS D. HALL, Deceased (Attorney Registration No. 70417)

CIVIL DIVISION Docket No.: GD-25-4884

NOTICE OF CONSERVATORSHIP

By Order dated May 8, 2025, the Court of Common Pleas appointed Joseph M. Halfhill, Esq., as Conservator for the files of Thomas D. Hall, Deceased. If you are a current or former client, please call the Conservator at (724) 933-8989 or send an email request to jmhalfhill.esq@gmail.com within 45 days to retrieve your files. All unclaimed files will be destroyed in accordance with Rule 322 of the Pennsylvania Rules of Disciplinary Enforcement. If you believe the Law Office of Thomas D. Hall is holding monies that belong to you, please contact the Conservator immediately. Any monies remaining in the

Public Notices

accounts of Attorney Hall may be paid over to the Pennsylvania Lawyers Fund for Client Security. If you are in need of substitute counsel, you can contact the Allegheny County Bar Association Lawyer Referral Service at (412) 261-5555, 400 Koppers Building - 436 Seventh Avenue, Pittsburgh, PA 15219
Joseph M. Halfhill, Esq. Conservator
PO Box 460
Wexford, PA 15090
(724) 933-8989

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

JP MORGAN CHASE, NATIONAL ASSOCIATION, S/B/M TO CHASE MORTGAGE COMPANY FKA CHEMICAL MORTGAGE COMPANY, CIVIL DIVISION GD No. 24-004186 Plaintiffs, vs. AURORA LOAN SERVICES, INC. A/K/A AURORA LOAN SERVICES INC., 849 LINCOLN AVENUE CORPORATION, THE CITY OF MCKEESPORT, PENNSYLVANIA, NATIONSTAR MORTGAGE LLC AND/OR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, THE COMMONWEALTH OF PENNSYLVANIA, JOHN DOE, AND JANE DOE., Defendants.

On March 19, 2024, Plaintiff JP Morgan Chase, National Association, s/b/m to Chase Mortgage Company f/k/a Chemical Mortgage Company commenced the above-entitled action against defendants Aurora Loan Services, Inc. (Aurora), 849 Lincoln Avenue Corporation (Lincoln), The City Of Mckeesport, Pennsylvania, Nationstar Mortgage LLC and/or Nationstar Mortgage LLC d/b/a Mr. Cooper, the Commonwealth of Pennsylvania, John Doe, and Jane Doe, raising a claim for declaratory judgment with respect to the real property located at 1511 Centennial Street, Mckeesport, Pennsylvania 15132.

By way of Order dated April 18, 2025, the Court of Common Pleas for Allegheny County ordered that Defendants Aurora and Lincoln shall be served by publication and in accordance with Pennsylvania Rule of Civil Procedure 430(b)(1).
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 HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. 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.

Lawyer Referral Service Allegheny County Bar Association

400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
https://www.getapittsburghlawyer.com/

PUBLIC NOTICE TOWN OF MCCANDLESS

Notice is hereby given that the May 19, 2025 meeting of Town Council has been cancelled.
John F. Schwend
Town Manager

Public Notices

Notice is hereby given that the May 19, 2025 meeting of Town Council has been cancelled.

PUBLIC NOTICE NORTH FAYETTE TOWNSHIP ZONING HEARING BOARD

At its regular monthly meeting to be held on Thursday, May 22, 2025 at 7:00 PM in the Meeting Room of the North Fayette Township Municipal Building, 400 North Branch Road, Oakdale, PA 15071, the North Fayette Township Zoning Hearing Board will hold a public hearing on the application filed by Janelle Weber requesting a variance from the side yard minimum principal building setback requirement under Section 27-305(3)(A), Table 3, of Chapter 27 of the North Fayette Township Code of Ordinances, Zoning, as amended, in order to permit the construction of an addition to the single family dwelling located at 7202 Green Meadow Drive in the Township R-2 - Suburban Residential Zoning District, currently designated as Allegheny County Parcel ID No. 590-E-54. Any interested members of the public are invited to attend and participate in the public hearing. A decision on the application may be rendered at the conclusion of the public hearing.

NOTICE OF PUBLIC SALE:

Pursuant to PA Self-Service Storage Facility Act & to satisfy Owner's lien Storage Sense located at 100 Cecil-Henderson Rd Canonsburg, PA 724-746-3666 will release the contents of storage units as described on www.lockerfox.com to be sold at auction or otherwise disposed of. Terms listed on auction website. See and bid on all units 247 ending on 5-26-25 at 12pm www.lockerfox.com. Storage Sense reserves the right to refuse any bid or rescind any purchase until winning bidder takes possession of the property. Tammy Brooks E28

Notice of Self Storage Sale

Please take notice Prime Storage - West Mifflin located at 7045 Clairton Road West Mifflin PA 15122 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 5/20/25 at 12:00 PM. Frank Olivier unit #A1167; Belinda Helmick unit #A124. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

Notice of Self Storage Sale

Please take notice Prime Storage - West Mifflin located at 7045 Clairton Road West Mifflin PA 15122 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 5/28/25 at 12:00 PM. Ethan Pape unit #A1100; John Woodson unit #A232; Chelsey Hillinski unit #A238; Peter Giles unit #B242. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

OFFICIAL NOTICE Pine-Richland School District Final General Fund Budget for 2025-2026

The Board of School Directors of the Pine-Richland School District intends to adopt the Final General Fund Budget for the 2025-2026 school year at the meeting to be held on June 9, 2025, at 7:00 p.m. in the DeWitt Blank Board Room, 702 Warrendale Road, Gibsonia, PA 15044 and by teleconference. The public should check the district

Public Notices

website for updated information. The proposed final budget is available for public inspection at the District Administrative Offices and on the Pine-Richland School District website at www.pinerichland.org. The Proposed Final General Fund Budget includes total expenditures of \$115,574,472 and total revenues of \$107,427,306 and utilization of assigned fund balance of \$6,921,832 for capital improvements and \$1,225,334 for operational expenditures exceeding revenues. The Proposed Final General Fund Budget includes an estimated tax millage rate of 19.5867 mills. This represents a flat millage rate from the current fiscal year.

PENNSYLVANIA PUBLIC UTILITY COMMISSION NOTICE

Application of Zip Energy Solutions LLC for Approval to Offer, Render, Furnish or Supply Natural Gas Supply Services to the public in the Commonwealth of Pennsylvania on Docket No. **A-2025-3054591**. Zip Energy Solutions LLC has filed an application with the Pennsylvania Public Utility Commission (PUC) for a license to provide natural gas supply services as a broker/marketer engaged in the business of supplying natural gas services. Zip Energy Solutions LLC proposes to sell natural gas and related services in UGI Utilities - Gas Div. under the provisions of the Natural Gas Choice and Competition Act. The PUC may consider this application without a hearing. Protests directed to the technical or financial fitness of Zip Energy Solutions LLC may be filed within 15 days of the date of this notice with the Secretary of the PUC, 400 North Street, Harrisburg, PA 17120. Please include the Docket No. listed above on the protest. Additionally, please send copies of any protest to Zip Energy Solutions LLC attorney at the address listed below.

Kenneth R. Stark Counsel for Zip Energy Solutions LLC

100 Pine Street, P.O. Box 1166
Harrisburg, PA 17108-1166
717.237.5378
kstark@mcneeslaw.com

PITTSBURGH CITY COUNCIL CHANGE OF MEETING NOTICE

Please be advised of the following Council Meeting changes:
MON, MAY 19 @ 10 AM - Regular Meeting of Council
MON, MAY 19 @ 1:30 PM - Standing Committees Meeting
REGISTER FOR PUBLIC COMMENT on City Council Meetings, Agendas webpage via pittsburghpa.gov and fill out sign-up form at bottom of page; or call Clerk's Office at 412-255-2138. Registration will close at 9 AM for the reg and 12:30 PM for the standing committees the day of the meetings.
Kimberly Clark-Baskin, City Clerk, CMC

NOTICE OF PUBLIC SALE OF VEHICLES

Pursuant Order of Common Pleas Court of Allegheny County dated 05/06/2025 at No. GD-25-4105 PPS. Services LLC will offer a public sale on **June 16, 2025 at 10:00A.M. at 174 Sandy Creek Road, Verona, PA 15147** for the following vehicles
YEAR MAKE/MODEL VIN# PA PLATE
(Unless Different State indicated) REGISTERED OWNER/LIENHOLDER
2005 Audi A46
WAUDG74FX5N119041 NONE
Thomas Price, Sr
2012 Audi Q5
WA1LFAPP5CA026379
LIC5462 Courtney Alexandra Ilye/ Capital One Auto Finance
2012 Ford Explorer
1FMHKB8D89CGA16099
LWG9763 Deandre Charles Langston/ Credit Acceptance
2013 BMW 335X1

Public Notices

WBA3B9G5DNR79082
KGW1821 Cornelius Joseph O'Brien/Ally Financial
2014 Audi AQ5
WA1CFAPF6EA002935
LXF1357 Klark Mayte Schofield/ First Bank of Ohio
2014 Cadillac AAP
1G6AM535E0112140
ERRO23 Albert Humphries and Essie Wilson Humphries
2014 Chrysler Town/Country
2C4RC1CG1ER138981
JXM0389 Raenetta Sylcott/Clearview FCU
2014 Kia Sorento
5XYKWD473EG523069 OHIO Joshua Smith/ Flagship Credit Acceptance LLC
2014 Nissan Pathfinder
5N1AR2MM4EC620113
MCL5577 Ryan Dennis McIntyre/ Bridgecrest Acceptance Corp.
2015 Chevrolet Malibu
1G1B5L8FF350347
57705PD Thomas Isaac Williams/ Mariner Financial LLC
2015 Kia Forte
KNAFK4A60F5434622
LTH8531 David V.
Hopkins/Exeter Finance
2015 Kia Optima
5XGNGA475F6373318
KRM0595 Ebony Leandra Baker/ Citizens Bank NA
2015 Kia Optima
5XGGR4A60FG484953 West Virginia Trisha A. Nunley/ Exeter Finance
2015 Kia Soul
KNDIP3ASX7788765
KY1443 Lora Dell Jones/ LLC Main Financial Group, LLC
2015 Kia Sportage
KNDPBCAC5F7678195
LW3933 David E. Benner & Dawn Marie Pearson/ One Main Financial Group, LLC
2017 Nissan Pathfinder
5N1DR2MM6G644074
LWD9175 Charles James Davis/Ally Financial
2018 Ford Fusion
3FA6PH0HD7JR197852 LKL2314
James W. Mckissick, III/ Bridgecrest Acceptance Corp.
2018 Nissan Sentra
3N1AB2PY2JY210936
LS27178 Kenta Roderick Corlew, Jr./ First National Bank of PA

Borough of Pleasant Hills, Allegheny County - Concise Financial Information

The concise financial information is derived from the audited financial statements of the Borough of Pleasant Hills as of and for the year ended December 31, 2024. Total assets of \$53,090,891; total liabilities of \$20,313,013 and total net position of \$32,777,878. Total revenues were \$24,926,486, total expenditures were \$19,074,982 and the change in total net position for the year ended December 31, 2024, was \$5,851,504. Full copies of the annual financial reporting information may be examined at the Borough's office.

HOSACK, SPECHT, MUETZEL & WOOD LLP

Take notice that the Provident Charter School and Provident Charter School West Board of Trustees needed to recess the May 13th regular board meeting, and it will be rescheduled for May 20, 2025 at 6:00 pm. The meeting will be held in person at PCS, 1400 Troy Hill Road, Pittsburgh, PA 15212.

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

IN RE: CASE NO. 24-20429-GLT
NATHAN J. QUINN
ELIZABETH A. QUINN
DEBTORS: CHAPTER 13
NOTICE OF SALE
To the Creditors and Parties in Interest of the above-named Debtors:
NOTICE IS HEREBY GIVEN THAT Michael C. Eisen, Attorney for the Debtors, has filed a Motion to Sell Real Property Free and Clear of all Mortgages, Liens and Encumbrances.
The Debtors, Nathan J. Quinn and Elizabeth A. Quinn, have received an offer of \$152,000.00 for the Debtors real property located 5038 Carlyn Drive, Pittsburgh PA 15236, Parcel No. 0315-M-00028-0000-00, in Allegheny

Public Notices

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 June 4, 2025 at 10:00 a.m. before Judge Gregory L. Taddonio 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, Michael C. Eisen, Esquire, M. Eisen & Associates, P.C., 404 McKnight Park Drive, Pittsburgh, PA 15237, 412-367-9005.

NOTICE - BOROUGH OF ROSSLYN FARMS

The Council of the Borough of Rosslyn Farms will hold a public hearing and a public meeting to consider adoption of a zoning ordinance amendment, requiring a certificate of use and occupancy prior to the sale of properties in the C-1 and I-1 Zoning Districts only, said meeting and hearing to be held on June 9, 2025 at 7:00 p.m. at Rosslyn Farms Community Center, 400 Kings Highway, Carnegie, PA 15106, at which time all interested persons may attend and be heard.

TITLE

An ordinance of the Borough of Rosslyn Farms, County of Allegheny, Commonwealth of Pennsylvania, amending the Borough Code of Ordinances, Chapter 190, Zoning, Section 1701.3, Issuance of Permits, to require a Certificate of Use and Occupancy prior to the sale of properties in the C-1, Mixed Use District, and I-1, General Industrial District only.

SUMMARY

The proposed ordinance would remove the requirement for a certificate of use and occupancy for all properties prior to sale, and only require such certificate prior to the sale of properties within in the C-1, Mixed Use, and I-1, General Industrial Zoning Districts. A copy of the proposed Ordinance may be examined in the Borough office, without charge, during regular business hours.
Dorothy Falk, Borough Secretary

PUBLIC NOTICE Public Hearing Regarding Cable Franchise Renewal for Robinson Township

Notice is hereby given that Robinson Township will hold a public hearing regarding cable franchise renewal. The public hearing will take place on June 2, 2025 at 5:00 p.m. at the Township Building located at 5440 Campbells Run Road, Pittsburgh, PA 15205. Citizens are invited to testify. The purpose of the public hearing is to review the past performance of the cable operator, Comcast, and to identify the future cable-related community needs of the Township. Questions may be directed to Frank L. Piccolino III - Township Manager - (412) 788-8120.

PUBLIC HEARING NOTICE

The Sewickley Borough Planning Commission will hold a Public Hearing on Wednesday, June 4, 2025 at 7:00 pm in the 2nd floor Council Chambers at the Borough of Sewickley Municipal Building, 601 Thorn Street, Sewickley, PA 15143, to accept public comment on the lot consolidation plan of 311 Sprott Way submitted by Scheffler and Company, Inc., on behalf of the owners of the property, Jamie and David Witkowski. The application is available for inspection at the Municipal Building during regular business hours or by contacting the Zoning/Building Code officer, Joe Motznik, at 412-741-4015.

PUBLIC HEARING NOTICE

The Borough of Sewickley Zoning Hearing Board will hold a public hearing and meeting on Tuesday, June 3, 2025 at 7:00 p.m. at the Sewickley Borough Municipal Building,

Pittsburgh pride available here

PG STORE
post-gazette.com/pgstore

