

YOUR LOGO
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Your address here

DATE:	Dec. 13, 2024
ATTN:	407-210-3113@fax.pgworks.com
FROM:	"Keys, Sharon D."
SUBJECT:	Emailing: 121324 - 4623 N Penn St 1.pdf

Note:

Your message is ready to be sent with the following file or link attachments:

121324 - 4623 N Penn St 1.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Philadelphia Gas Works



PGW Credit and Collections Department
 Phone: (215) 978-1053
 Fax: (215) 398-3352

ACCOUNT PAY-OFF INQUIRY FORM

Statement of Confidentiality: This document contains confidential information intended only for the entity named below. Any use, distribution, copying or disclosure by any other entity or person is strictly prohibited. If you have received this facsimile in error, please notify PGW immediately by telephone and return the original transmission to us by mail without making a copy.

A. TITLE AGENCY/LAW FIRM INFORMATION (FILL OUT THIS SECTION ONLY)

Authorization: By submitting this form to PGW, you represent and certify (i) that you are authorized by the owner of the below property to request payoff and account information for this property, and (ii) that all information you submit is to the best of your knowledge true, correct and complete.

Title/Lawyer Agency File #: BS X01798 1546672381 Date of Settlement: 12/20/2024
 Law Firm/Title Agency: Stellar Innovations Requestor Name (Print Clearly): Peter Watson
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113
 Property Information (Please provide account numbers) Email: _____
 Address: 4623 N Penn St PGW Account #(s): _____
 Owner(s): Mansoor Sheiks

Please Check All Applicable Boxes:

Purpose: Sale Refinance Foreclosure
 Type: Commercial Rental Mixed Use Rental Residential Rental Owner Occupied Unknown

If Sheriff Sale, Defendant Name: _____ Book/Writ # _____

Judgment/Lien _____	Docket #: <u>111030933</u>	File Date: <u>10/12/2011</u>
Judgment/Lien _____	Docket #: <u>150330810</u>	File Date: <u>3/9/2015</u>
Judgment/Lien _____	Docket #: <u>150531183</u>	File Date: <u>5/6/2015</u>

B. PGW ONLY

DISCLAIMER: The pay-off information provided by PGW below is based on the property and owner information provided by the law firm/title agency. Failure to provide accurate information could affect the accuracy of the information reported by PGW. The information provided in this form is valid as of the date PGW faxes it to you. This statement is not a final bill which means that additional charges may be imposed for additional metered usage.

No Record of Account-(i) Verify type and status of services with owner, and (ii) re-contact PGW
 Record of Account:

Meter#: <u>1976198</u>	Meter Reading: <u>7415</u>	Date: <u>8/3/2011</u>	Actual/Estimate/Final	<u>Final</u>
Meter#: <u>1976198</u>	Meter Reading: <u>1180</u>	Date: <u>4/21/2016</u>	Actual/Estimate/Final	<u>Final</u>
Meter#: <u>1827874</u>	Meter Reading: <u>1220</u>	Date: <u>11/14/2024</u>	Actual/Estimate/Final	<u>Actual</u>

LCP COOPERATIVE (Property Not Liable for Tenant Debt) LCP NON-COOPERATIVE

List of All Debt

Account#:	Customer of Record:	Start Date:	End Date:	Amount:	Paid Through Date:	Amount Due:
0051 1609 5997	Mansoor, Bibi Z	9/3/1999	8/3/2011	\$ 1,448.02	Final	\$ 1,448.02
0009 3867 0527	Mansoor, Bibi Z	8/3/2011	4/21/2016	\$ 27,934.48	Final	\$ 27,934.48
		6/15/2018		\$ 326.16	12-13-2024	\$ 326.16

Judgment/Lien _____	Docket #: _____	File Date: _____
Judgment/Lien _____	Docket #: _____	File Date: _____
Judgment/Lien _____	Docket #: _____	File Date: _____

TOTAL AMOUNT DUE:
\$29,754.94

C. TITLE COMPANY/LAW FIRM PAYMENT INSTRUCTIONS

Make checks payable for the "TOTAL AMOUNT DUE" as stated above to PGW and return this form. Forward with payment to:

PGW – Collection Department
 800 W. Montgomery Avenue, 3rd floor
 Philadelphia, PA 19122
 Attn: Liens & Judgments

FAILURE TO RETURN THIS FORM ALONG WITH YOUR PAYMENT MAY RESULT IN A DELAY OR INCORRECT PROCESSING OF PAYMENT.

The "Paid Through Date" listed above may not include the final bill.
 If the owner is terminating service as of the settlement date,
 please provide the owner's mailing address for the final bill:

 ADDRESS

PREPARED BY: S. Keys DATE: 12/13/2024 PAGE ____ OF ____

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ACCOUNT PAY-OFF INQUIRY FORM

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PGW ONLY (Continued from Section B)

List of All Debt

Account#:	Customer of Record:	Start Date:	End Date:	Amount:	Paid Through Date:	Amount Due:
		4/20/2011		\$ 46.28	12/13/2024	\$ 46.28

Judgment/Lien _____ Docket #: 160131280 File Date: 1/28/2016
 Judgment/Lien _____ Docket #: 160330894 File Date: 3/16/2016
 Judgment/Lien _____ Docket #: _____ File Date: _____

TOTAL AMOUNT DUE:
\$ 29,754.94

All liens and judgments will be satisfied once full payment has been credited against the relevant account.

PREPARED BY: S. Keys DATE: 12/13/2024 PAGE 2 OF 2