



Property Information Request Information Update Information

File#:	BS-X01798-8607571369	Requested Date:	11/22/2024	Update Requested:
Owner:	TORRES GERALDO	Branch:		Requested By:
Address 1:	228 E WILLARD ST	Date Completed:	12/06/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PHILADELPHIA, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Philadelphia City Department of Zoning there are No Code Violation cases on this property.

Collector: Philadelphia City Licenses and Inspections Department
 Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102
 Business# (215) 686-1441

PERMITS Per Philadelphia City Department of Building there are No Open/Pending/ Expired Permit on this property.

Collector: Philadelphia City Licenses and Inspections Department
 Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102
 Business# (215) 686-1441

SPECIAL ASSESSMENTS Per Philadelphia City Treasurer Department there are No Special Assessments/Liens due on the property.

Collector: Philadelphia City Treasurer
 Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102
 Business# (215) 686-2300

DEMOLITION NO

UTILITIES

WATER & SEWER
 Account #:023-83260-00228-001
 Payment Status: Due
 Status: Pvt & Lienable
 Amount: \$48.72
 Good Thru: 12/09/2024
 Account Active: Active
 Collector: Philadelphia Water Department
 Payable Address: 1101 Market Street, 5th Floor, Philadelphia, PA 19107
 Business # 215-686-6995

GAS
 Account #: 0000-1728-5395
 Payment Status: Due
 Status: Pvt & Lienable
 Amount: \$54.84
 Good Thru: 01/07/2025
 Account Active: Yes
 Collector: PGW Liens & Judgments Department
 Payable Address: 800 W Montgomery Ave, 3rd floor, Philadelphia, PA 19122
 Business # 215-978-1053

GARBAGE
 Garbage bills are included in the real estate property taxes



< Home

228 E WILLARD ST

PHILADELPHIA PA 19134-2220

OPA : 073220100
Assessed value : \$78,200.00
Owner : TORRES GERALDO

Balance

\$0.00

[Summary](#) [More options...](#)

Accounts

Real Estate Tax

Balance

\$0.00

- > [View period balance](#)
- > [Apply for real estate assistance programs](#)
- > [View liens and debt](#)





Water Payoff Request Form

Use this form when requesting water payoff information.
Questions? Call (215) 686-6995 or 6987

Page 1 of 3

Please follow these instructions:

1. Complete Page 1 by typing directly in the fields below. Fields marked with a star (*) are required. Leave Pages 2 and 3 blank. Don't complete this form by hand.
2. Go to **File** > then **Save As...**
3. Choose a Folder, such as your Desktop.
4. Give your PDF a unique File Name that includes the Property Address or File No. (Example: "123MainStreet").
5. Save
6. Submit your saved form by email to: wateramountdue@phila.gov

Settlement Agent Name*: George David

Property Owner Name*: TORRES GERALDO

Settlement Company: Stellar Innovations

Property Address*: 228 E WILLARD ST PHILADELPHIA PA 19134

Settlement File No.: BS-X01798-8607571369

Property Account #: _____

Phone: 302-261-9069

Water Code Enforcement #: _____

Fax: 407- 210-3113

#: _____

Email*: MLS@stellaripl.com

#: _____

Date of Request*: 11/26/2024

Agency/Lien Repair #: _____

Date of Settlement*: 12/05/2024

HELP Loan #: _____

Additional Comments: _____

* Required Field

*** This is a payoff request form. This does not serve as a lien search. Accordingly, title insurance companies should search (1) The Locality/In Rem Index and/or (2) the Philadelphia Courts Civil Dockets for existing liens.***

If there are estimated meter readings for this account or the most recent readings on this account are estimated, the outstanding balance on this account may be higher than what is reflected here **and may result in charges being retroactively billed to this account.** The Meter Shop should be contacted immediately at (215) 685-3000 to have the meter serviced.



Water Payoff Request Form

Use this form when requesting water payoff information.

Questions? Call (215) 686-6995 or 6987

Property Address: <u>228 E WILLARD ST PHILADELPHIA PA 19134</u> Account #: <u>023-83260-00228-001</u> Last Meter Reading: <u>134</u> Taken On: <u>11/05/24</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>10/03/24</u> to <u>11/05/24</u> Water/Sewer Balance: <u>48.72</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>48.72</u>	Discontinued Account(s) <input type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____
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Agency/Lien Repair Bill Balance <input checked="" type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
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HELP Loan Bill Balance <input checked="" type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____
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Water Code Enforcement Judgment(s) **None if checked**

ACCOUNT BALANCE DUE (inclusive of all amounts listed above): 48.72

GOOD THROUGH: 12/09/24

Additional Comments: _____

Philadelphia Water Department Representative's Name: DESTINY Date: 11/29/24

Mail your completed form along with a certified check, settlement agent escrow check or money order payable to "City Of Philadelphia" to: Water Revenue Bureau, PO BOX 41496, Philadelphia, PA 19101

Should you need an updated payoff figure, please send this completed form back with your request.

For Water Department Use Only

Water Payoff Request Form

Use this form when requesting water payoff information.
Questions? Call (215) 686-6995 or 6987

Property Address: <u>228 E WILLARD ST PHILADELPHIA PA 19134</u> Account #: _____ Last Meter Reading: _____ Taken On: _____ <input type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: _____ to _____ Water/Sewer Balance: _____ Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ _____		Discontinued Account(s) <input type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____	
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees) <input type="checkbox"/> None if checked	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	
	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	
Agency/Lien Repair Bill Balance <input type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____	
HELP Loan Bill Balance <input type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____		
ACCOUNT BALANCE DUE (inclusive of all amounts listed above): _____ GOOD THROUGH: _____ Additional Comments: _____ _____ _____			

Law Department Representative's Name: _____ Date: _____

Mail your completed form along with a certified check, settlement agent escrow check or money order payable to "City Of Philadelphia" to: Philadelphia Law Department, 1401 John F. Kennedy Blvd, Room 580, Philadelphia, PA, 19102.

Should you need an updated payoff figure, please send this completed form back with your request.

For Law Department Use Only

YOUR LOGO
HERE!

Your address here

DATE:	Dec. 6, 2024
ATTN:	4072103113@fax.pgworks.com
FROM:	"Dove, Darius D"
SUBJECT:	Completed Settlement for 228 E Willard St

Note:

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 #: 85-X01798-8607571369 Date of Settlement: 12/9/2024
 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: 228 E Willard St PGW Account #(s): _____
 Owner(s): Leticia Torres

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

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>1792043</u>	Meter Reading: <u>2377</u>	Date: <u>12/4/2024</u>	Actual/Estimate/Final	<u>Actual</u>
Meter#: _____	Meter Reading: _____	Date: _____	Actual/Estimate/Final	_____
Meter#: _____	Meter Reading: _____	Date: _____	Actual/Estimate/Final	_____

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:
0000 1728 5395	Leticia Torres	12/4/2006		\$ 54.84	01/07/2025	\$ 54.84

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

TOTAL AMOUNT DUE:

\$54.84

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: D.Dove DATE: 12/6/2024 PAGE ____ OF ____



Property History

Permits, licenses, violations & appeals by address

Property address search

Search an address...

228 E WILLARD ST

CLEAR ✕



L&I district

CENTRAL EAST

Owner name

TORRES GERALDO
TORRES LETICIA

Owner mailing address

228 E WILLARD ST
PHILADELPHIA, PA 19134

To report corrections, [submit an official inquiry.](#)

Appeals

No Appeals

Building Certifications

No Certifications

Investigations

No investigations

Business licenses

No business licenses

Permits

No permits

Violations

No violations



Property History

Permits, licenses, violations & appeals by address