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Wojciech Jankowski  
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Zane F. Bilger  
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**North Penn**  
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Rose Lance  
*Social Worker*

August 1, 2024

**COVER LETTER**

VIA E-FILE

TO: Secretary Rosemary Chiavetta, Esq., Pennsylvania Public Utility Commission,

RE: Karimah Yarmohammad v. PPL Electric Utilities, Docket # C-2024-3050405

Kindly attach the following Title and Deed as a Complainant's Exhibit to the above docketed matter.

The Title and Deed show my client, Karimah Yarmohammad, sold the property 335-337 Spring Street, Scranton, PA 18508 two years ago on July 26, 2022. This Title and Deed is evidence that my client should not have been billed for the usage of that property after July 26, 2022.

Thank you and I appreciate your time,

M. Jacqueline Gross, Esq.  
PA Bar # 331345  
o: (570) 908-2161  
f: (570) 824-0001  
e: [jgross@nplspa.org](mailto:jgross@nplspa.org)

Pages to follow cover letter: 7



File No./Escrow No.: WETZEL ABSTRACT LLC.  
22-332  
Print Date & Time: 900 Rutter Avenue  
07/21/2022 06:39 PM Forty Fort, PA 18704  
Officer/Escrow Officer:

Settlement Location:  
900 Rutter Avenue, Forty Fort, PA 18704

Property Address: 335-337 Spring St., Scranton, PA 18508  
Buyer: Fredy M. Guaman Idrovo  
Seller: Allina Nadir Yari, Karimah Yarmohammad  
Lender: Caliber Home Loans, Inc.

Settlement Date: 7/26/2022  
Disbursement Date: 7/26/2022  
Additional dates per state requirements:

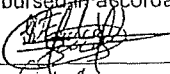
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$135,000.00	Sales Price of Property	\$135,000.00	
		Loan Amount		\$114,750.00
		Prorations/Adjustments		
		Assessments from 7/26/2022 to 12/31/2022	\$1,036.33	
		County Taxes from 7/26/2022 to 12/31/2022	\$221.36	
	\$1,036.33	Assessments from 7/26/2022 to 12/31/2022		
	\$221.36	County Taxes from 7/26/2022 to 12/31/2022		
		Loan Charges to Caliber Home Loans, Inc.		
		LenderCredits to Caliber Home Loans, Inc.	\$(2,200.91)	
		Other Loan Charges		
		Loan Origination Fee	\$3,155.63	
		Appraisal Fee to Ruggles Appraisal Services: \$650.00 POC-Borrower		
		Credit Report	\$36.05	
		Flood Certification to CoreLogic Flood	\$10.65	
		MERS to Merscorp Holdings	\$24.95	
		Tax Service to CoreLogic	\$93.89	
		Misc Title Charges to WETZEL ABSTRACT LLC	\$180.00	
\$10.00		Notary Public to Brynn Elmy	\$20.00	
		Prepaid Interest to Caliber Home Loans, Inc.	\$124.32	
		Impounds		
		Aggregate Adjustment		\$529.06
		Homeowner's Insurance 3 mo @ \$ 75.58/mo	\$226.74	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		School Tax 8 mo @ \$ 91.57/mo	\$732.56	
		Property Taxes 8 mo @ \$ 150.54/mo	\$1,204.32	
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		Lender's Policy with WETZEL ABSTRACT LLC	\$1,535.50	
		100 No Viol \$100.00		
		\$100.00 Buyer		
		300 Survey \$100.00		
		\$100.00 Buyer		
		900 EPL-Res \$100.00		
		\$100.00 Buyer		
		Closing ProtecLtr \$125.00		
		\$125.00 Buyer		
		Owner's Policy with WETZEL ABSTRACT LLC	\$114.00	
		<b>Commission</b>		
\$4,050.00		Real Estate Commission Buyers Broker to Classic Properties		
\$4,050.00		Real Estate Commission Sellers Broker to Berkshire Hathaway Home Service Preferred		
		<b>Government Recording and Transfer Charges</b>		
\$675.00		State Tax/stamps to Recorder of Deeds	\$675.00	
		PIN CERTIFICATION to Recorder of Deeds	\$20.00	
		Recording Fees (Deed) to Recorder of Deeds	\$71.75	
		Recording Fees (Mortgage) to Recorder of Deeds	\$103.75	
\$1,822.50		City/County tax/stamps to Recorder of Deeds	\$1,822.50	
		<b>Miscellaneous</b>		
		Homeowner's Insurance Premium to Travelers Insurance	\$907.00	
\$2,730.07		Delinquent Taxes 2020 to Lackawanna County Tax Claim Bureau		
\$777.31		2020 Trash Fees to Portnoff Law Associates		
\$600.00		2021 Trash Fees to City of Scranton		
\$150.00		Deed prep to WETZEL ABSTRACT LLC		

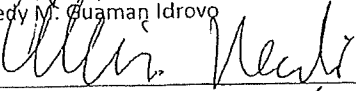
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$14,864.88	\$136,257.69	Subtotals	\$145,115.39	\$115,279.06
		Due From Borrower		\$29,836.33
\$121,392.81		Due To Seller		
\$136,257.69	\$136,257.69	Totals	\$145,115.39	\$145,115.39

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize WETZEL ABSTRACT LLC. to cause the funds to be disbursed in accordance with this statement.



Fredy M. Guaman Idrovo



Allina Nadir Yari



Karimah Yarmohammad

  
Escrow Officer



Evie Rafalko McNulty  
 Lackawanna Recorder of Deeds  
 123 Wyoming Ave, Suite 218  
 Scranton, PA 18503

This is a certification page

\*\*\*This page is now part of this legal document - DO NOT DETACH\*\*\*



Recording:

Recording Fee ROD	\$13.00
Partial & Notice of Assessment	\$0.00
Cover/Index Page	\$2.00
Additional Names	\$0.00
Additional Page	\$0.00
Additional Acknowledgement	\$0.00
Additional Parcel	\$0.00
County Improvement	\$2.00
Parcel Identification	\$10.00
ROD Improvement Fee	\$3.00
State Writ Tax	\$0.50
Statement of Value	\$0.00
State JCS/Access to Justice	\$40.25
Affordable Housing	\$13.00
Additional References (Assgn., Assgn Mort.)	\$0.00
References (Satisfactions)	\$0.00
Local RTT Tax	\$3,645.00
State RTT Tax	\$1,350.00

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 Total: \$5,078.75

Instrument #: 202215421

Receipt #: 22-13630

Clerk: Greenwood

Rec Date: 07/28/2022 08:59:53 AM

Num Pages: 4

Document Type: DEED

Rec'd From: CSC ERECORDING

Party 1: NADIR ALLINA MOHAMMAD

Party 2: IDROVO FREDY M GUAMAN

\*\*\*\*NOTICE: This is not a Bill.\*\*\*\*

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Lackawanna County, Pennsylvania.



*Evie Rafalko McNulty*

Evie Rafalko McNulty  
 Recorder of Deeds

\*\*Information may change during the verification process and may not be reflected on this page.

Record and Return To:

CSC ERECORDING  
 919 N 1000 W  
 LOGAN, UT 84321

LACKAWANNA COUNTY  
Certified Property Identification  
MUNI: 340  
Date: July 27, 2022  
PIN : 13408 060 040  
USE 1000 Assessed Value : 8,000  
Clerk: AH

Prepared by:  
Wetzel Abstract, LLC  
900 Ritter Avenue, Suite 24  
Forty Fort, PA 18704  
(570) 831-9121

File No. 22-332

Parcel ID No. 13408060040

**This Indenture**, made the 26th day of July, 2022,

**Between**

**ALLINA MOHAMMAD NADIR AND KARIMAH YARMOHAMMAD**

(hereinafter called the Grantors), of the one part, and

**FREDY M. GUAMAN IDROVO**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantors for and in consideration of the sum of **One Hundred Thirty-Five Thousand And 00/100 Dollars (\$135,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

ALL their right, title and interest in and to the following described lot of land situate in the City of Scranton, County of Lackawanna (Formerly Luzerne) and Commonwealth of Pennsylvania, in that portion of said City lately known as the Borough of Providence being Lot No. Four (4) in Block No. Twenty-one (21) of David Coglan's Survey and situate upon Street, called and named Spring Street in the First Ward of the City, said lot being Fifty (50) feet in front and Fifty (50) in width in rear and extending to line of lands of W. W. Winton.

The precise address of the above property is 335-337 Spring Street, Scranton, Pennsylvania 18508.

PIN 13408060040

EXCEPTING and RESERVING, however, all that certain piece or parcel of land conveyed by Morgan J. Leonard, et ux., to Orville J. Depaw, Jr., by Deed dated January 3, 1949 and recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Deed Book 476 at Page 555.

BEING the same premises which Viridi Pascua, LLC, a Pennsylvania Limited Liability Corporation, by Deed dated October 26, 2020, and recorded July 15, 2021, as Instrument

No. 202116004, granted and conveyed unto Karimah Yarmohammod and Allina Mohammad Nadir, Mother and Daughter; in fee.

Subject to the same exceptions, reservations, restrictions, covenants and conditions as contained in prior deeds in chain of title.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTORS HEREIN NOR DO THE GRANTORS HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

**And** the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors, and their heirs, will *SPECIALLY* warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

\_\_\_\_\_ (SEAL)  
 Allina Nadir Yari  
 (M) Mohammad

\_\_\_\_\_ (SEAL)  
 Karimah Yarmohammad

Commonwealth of Pennsylvania }  
County of Luzerne } ss

This record was acknowledged before me on July 26, 2022 by Allina Nadir Yari and Karimah Yarmohammad (M) Mohammad

Commonwealth of Pennsylvania - Notary Seal
BRYNN E. ELMAY - Notary Public
Luzerne County
My Commission Expires March 23, 2026
Commission Number 1413738

Brynn E. Elmay  
 Notary Public  
 My commission expires \_\_\_\_\_

The address of the above-named Grantee is:

335-337 Sonny Street  
Scranton, PA 18508

\_\_\_\_\_  
 On behalf of the Grantee