



## OWNER AND ENCUMBRANCE REPORT

### ORDER INFORMATION

**Client:** Headlands

**Search Date:** 6/9/2025

**Project:** FNBP 2025-5

**Loan Number:** 43111910

**Grid151 File Number:** HD122-43111910

### LOAN INFORMATION

**Borrower Name(s):** EUGENE MULLIGAN

**Property Address:**

4645 Waldamere Ave  
Willoughby, OH 44094

**Property County:** Lake

**Amount:** \$241,600.00

**Origination Date:** 11/17/2004

**LIEN POSITION:** 1st

**VESTING ISSUE:** No

**AOM CHAIN ISSUE:** No AOMs Recorded

**JUDGMENT BEFORE LIEN:** No

**JUDGMENT AMOUNT:** n/a

**MUNI LIEN:** No

**MUNI AMOUNT:** n/a

**Notes:** n/a



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#### VESTING DEED INFORMATION

**Type of Deed:** QUITCLAIM DEED

**Grantee:** EUGENE E. MULLIGAN, JR.

**Grantor:** EUGENE E. MULLIGAN, JR. AND CLAUDETTE N. MULLIGAN, MARRIED

**Dated:** 8/7/2000    **Recorded:** 8/11/2000

**Recording Book:**    **Page:**    **Instrument:** 200028641



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### MORTGAGE / DEED OF TRUST

#### 1st Mortgage

**Amount:** \$241,600.00  
**Borrower/Mortgagor:** EUGENE E. MULLIGAN, JR., A SINGLE MAN  
**Lender/Beneficiary:** FIRST NATIONAL BANK OF PENNSYLVANIA  
**Dated:** 11/12/2004    **Recorded:** 11/18/2004    **Maturity:** 12/1/2034    **Open Ended:** CLOSED  
**Book:**    **Page:**    **Instrument:** 2004R053815  
**Notes:**

#### 2nd Mortgage

**Amount:** \$42,600.00  
**Borrower/Mortgagor:** EUGENE E. MULLIGAN, JR., SINGLE  
**Lender/Beneficiary:** FIRST NATIONAL BANK OF PENNSYLVANIA  
**Dated:** 4/13/2006    **Recorded:** 4/25/2006    **Maturity:** NOT    **Open Ended:** OPEN  
**Book:**    **Page:**    **Instrument:** 2006R015940  
**Notes:**



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#### JUDGMENT INFORMATION

<b>1st Judgment Type:</b> JUDGMENT LIEN	<b>Amount:</b> \$382,324.15	<b>Dated:</b> 3/25/2010	<b>Recorded:</b> 3/25/2010
<b>Against:</b> J AND G REALTY, LTD., AND WESTROPP BUILDING COMPANY, INC., JORDAN WESTEROPP AND EUGENE E. MULLIGAN			
<b>In Favor Of:</b> PNC BANK NATONAL ASSOCIATION - ADDRESS NOT STATED			
<b>Recording Book:</b>	<b>Page:</b>	<b>Instrument:</b> 10JL001445	
<b>2nd Judgment Type:</b> JUDGMENT LIEN	<b>Amount:</b> \$8,851.59	<b>Dated:</b> 7/15/2010	<b>Recorded:</b> 7/15/2010
<b>Against:</b> WESTROPP BUILDING COMPANY AND EUGENE MULLIGAN			
<b>In Favor Of:</b> OHIO CARPENTERS PENSION FUND - ADDRESS NOT STATED			
<b>Recording Book:</b>	<b>Page:</b>	<b>Instrument:</b> 10JL003150	
<b>3rd Judgment Type:</b> CIVIL	<b>Amount:</b> \$17,159.56	<b>Dated:</b> 1/31/2011	<b>Recorded:</b> 1/31/2011
<b>Against:</b> EUGENE E. MULLIGAN			
<b>In Favor Of:</b> PORTFOLIO RECOVERY ASSOCIATES, LLC - 140 CORPORATE BLVD NORFOLK, VA 23502			
<b>Recording Book:</b>	<b>Page:</b>	<b>Instrument:</b> 11CV000284	
<b>4th Judgment Type:</b> JUDGMENT LIEN	<b>Amount:</b> \$17,159.56	<b>Dated:</b> 5/25/2011	<b>Recorded:</b> 5/25/2011
<b>Against:</b> EUGENE E. MULLIGAN			
<b>In Favor Of:</b> PORTFOLIO RECOVERY ASSOCIATES, LLC - ADDRESS NOT STATED			
<b>Recording Book:</b>	<b>Page:</b>	<b>Instrument:</b> 11JL002293	
<b>5th Judgment Type:</b> JUDGMENT LIEN	<b>Amount:</b> \$162,573.08	<b>Dated:</b> 6/1/2011	<b>Recorded:</b> 6/1/2011
<b>Against:</b> EUGENE E. MULLIGAN, JR.			
<b>In Favor Of:</b> FIRST NATIONAL BANK OF PENNSYLVANIA - ADDRESS NOT STATED			
<b>Recording Book:</b>	<b>Page:</b>	<b>Instrument:</b> 11JL002338	
<b>6th Judgment Type:</b> JUDGMENT LIEN	<b>Amount:</b> \$23,835.86	<b>Dated:</b> 11/8/2011	<b>Recorded:</b> 11/8/2011
<b>Against:</b> WESTROPP BUILDING CO., INC. AND EUGENE MULLIGAN			
<b>In Favor Of:</b> FRANK NOVAK AND SONS, INC. - ADDRESS NOT STATED			
<b>Recording Book:</b> NONE FOUND OF RECORD ON CLAUDETTE MULLIGAN; CLAUDETTE N. MULLIGAN AND JANE EDWARD.	<b>Page:</b>	<b>Instrument:</b> 11JL004922	



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