



OWNER AND ENCUMBRANCE REPORT

ORDER INFORMATION

Client: Headlands

Search Date: 6/6/2025

Project: FNBP 2025-5

Loan Number: 626325

Grid151 File Number: HD122-626325

LOAN INFORMATION

Borrower Name(s): WALTER ROSMARINO

Property Address:

27 Westmount Ln
Palm Coast, FL 32164

Property County: Flagler

Amount: \$176,400.00

Origination Date: 1/1/2008

LIEN POSITION: 1st

VESTING ISSUE: No

AOM CHAIN ISSUE: No

JUDGMENT BEFORE LIEN: No

JUDGMENT AMOUNT: n/a

MUNI LIEN: No

MUNI AMOUNT: n/a

HOA SUPERLIEN: No

HOA AMOUNT: n/a

Notes: n/a



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VESTING DEED INFORMATION

Type of Deed: QUIT-CLAIM DEED

Grantee: WALTER R. ROSMARINO OR RAMONA ROSMARINO, AS TRUSTEES UNDER THE TRUST AGREEMENT DATED JULY 6, 2006

Grantor: WALTER R. ROSMARINO OR RAMONA ROSMARINO, HIS WIFE

Dated: 7/6/2006 **Recorded:** 7/21/2006

Recording Book: 1462 **Page:** 211 **Instrument:** 2006036871



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MORTGAGE / DEED OF TRUST

1st Mortgage

Amount: \$166,500.00

Borrower/Mortgagor: WALTER R. ROSMARINO AND RAMANA ROSMARINO, AS TRUSTEES OF WALTER R. ROSMARINO OR RAMANA ROSMARINO TRUST AGREEMENT DATED JULY 6, 2006 AND WALTER R. ROSMARINO AND RAMANA ROSMARINO

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR 1ST MARINER BANK

Dated: 3/16/2007 **Recorded:** 4/4/2007 **Maturity:** 4/1/2037 **Open Ended:** CLOSED

Book: 1557 **Page:** 1813 **Instrument:** 2007016247

Notes: LOAN MODIFICATION AGREEMENT (PROVIDING FOR ADJUSTABLE INTEREST RATE) BETWEEN WALTER R. ROSMARINO AND RAMANA ROSMARINO AND 1ST MARINER BANK, DATED 12/31/2007, RECORDED 02/27/2009, IN BOOK 1704, PAGE 264 AND Instrument No. 2009005159, IN FLAGLER COUNTY RECORDS, INCREASING THE AMOUNT TO \$176,400.00, AND CHANGING THE MATURITY DATE TO 01/01/2038.~~NOTICE OF LIS PENDENS IN FAVOR OF FIRST NATIONAL BANK OF PA, AGAINST WALTER R. ROSMARINO, AS TRUSTEE(S) UNDER TRUST AGREEMENT DATED JULY 6, 2006, RAMANA ROSMARINO A/K/A RAMONA ROSMARINO, AS TRUSTEE(S) UNDER TRUST AGREEMENT DATED JULY 6, 2006, WALTER R. ROSMARINO, RAMANA ROSMARINO A/K/A RAMONA ROSMARINO AND UNKNOWN BENEFICIARIES OF THE TRUST AGREEMENT DATED JULY 6, 2006, CASE NO. 2022 CA 000796, DATED 12/09/2022, RECORDED 12/29/2022, IN BOOK 2747, PAGE 389 AND INSTRUMENT NO. 2022062218, IN FLAGLER COUNTY RECORDS.; ATTORNEY: BROCK AND SCOTT, PLLC, 2001 NW. 64TH ST. SUITE 130 FT. LAUDERDALE, FL 33309, (954) 618-6955.

ASSIGNMENT OF MORTGAGE

1st AOM From: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR 1ST MARINER BANK

1st AOM To: FIRST NATIONAL BANK OF PA

Dated: 10/31/2022 **Recorded:** 11/4/2022
Book: 2732 **Page:** 1759 **Instrument:** 2022053046



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JUDGMENT INFORMATION

1st Judgment Type: CLAIM OF LIEN

Amount: \$12,514.93

Dated: 6/14/2019

Recorded: 6/14/2019

Against: WALTER ROSMARINO

In Favor Of: AMERICAN CONSTRUCTION PROS, INC. - 300 KINGSLEY LAKE DR 401C, SAINT AUGUSTINE, FL32092

Recording Book:

Page:

Instrument: 2362, 617 AND 2019021648



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