



OWNER AND ENCUMBRANCE REPORT

ORDER INFORMATION

Client: Headlands

Search Date: 6/9/2025

Project: FNBP 2025-5

Loan Number: 48139440

Grid151 File Number: HD122-48139440

LOAN INFORMATION

Borrower Name(s): THOMAS YATES

Property Address:

5349 Emma Ln
Indian Head, MD 20640

Property County: Charles

Amount: \$410,000.00

Origination Date: 1/1/2024

LIEN POSITION: 1st

VESTING ISSUE: No

AOM CHAIN ISSUE: No

JUDGMENT BEFORE LIEN: None Reported

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: DEED

Grantee: THOMAS E. YATES, III AND SHARONNE L. YATES, AS TENANTS BY THE ENTIRETY UNTO THE SURVIVOR OF THEM, IN FEE SIMPLE

Grantor: EWAL ENTERPRISES, LLC

Dated: 1/5/2024 **Recorded:** 2/6/2024

Recording Book: 13194 **Page:** 148 **Instrument:**



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MORTGAGE / DEED OF TRUST

1st Mortgage

Amount: \$410,000.00

Borrower/Mortgagor: THOMAS E. YATES, III AND SHARONNE L. YATES, HUSBAND AND WIFE

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST NATIONAL BANK OF PENNSYLVANIA

Dated: 1/1/2024

Recorded: 2/6/2024

Maturity: 1/1/2054

Open Ended: CLOSED

Book: 13194

Page: 154

Instrument:

Notes: DEED OF APPOINTMENT OF SUBSTITUTE TRUSTEE DATED 02/03/2025 RECORDED IN BOOK 13557, PAGE 130 ON 02/05/2025. ~~FORECLOSURE - RESIDENTIAL DATED 02/10/2025 RECORDED IN CASE NO. C-08-CV-25-000117 ON 02/10/2025.

ASSIGNMENT OF MORTGAGE

1st AOM From: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST NATIONAL BANK OF PENNSYLVANIA

1st AOM To: FIRST NATIONAL BANK OF PENNSYLVANIA

Dated: 2/3/2025

Recorded: 2/5/2025

Book: 13556

Page: 456

Instrument:



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There are no judgments recorded.



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