



OWNER AND ENCUMBRANCE REPORT

ORDER INFORMATION

Client: Headlands

Search Date: 6/11/2025

Project: FNBP 2025-5

Loan Number: 47613925

Grid151 File Number: HD122-47613925

LOAN INFORMATION

Borrower Name(s): JOSE FUENTES

Property Address:

1536 OLD BUTLER ROAD
NEW CASTLE, PA 16101

Property County: Lawrence

Amount: \$34,000.00

Origination Date: 7/13/2021

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



Client: Headlands

Search Date: 6/11/2025

Project: FNBP 2025-5

Loan Number: 47613925

Grid151 File Number: HD122-47613925

VESTING DEED INFORMATION

Type of Deed: DEED

Grantee: JOSE C. FUENTES, SEPARATED, AS SOLE OWNER

Grantor: KELLY MCNEIL N/K/A KELLY MCNEIL-KORBA AND SCOTT KORBA, WIE AND HUSBAND

Dated: 7/10/2021 **Recorded:** 7/15/2021

Recording Book: **Page:** **Instrument:** 2021-006555



Client: Headlands
Project: FNBP 2025-5

Search Date: 6/11/2025
Loan Number: 47613925
Grid151 File Number: HD122-47613925

MORTGAGE / DEED OF TRUST

1st Mortgage

Amount: \$34,000.00
Borrower/Mortgagor: JOSE C. FUENTES
Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST NATIONAL BANK OF PENNSYLVANIA
Dated: 7/13/2021 **Recorded:** 7/15/2021 **Maturity:** 8/1/2051 **Open Ended:** CLOSED
Book: **Page:** **Instrument:** 2021-006556
Notes: CERTIFICATE OF COMPLIANCE DATED 03/24/2025 RECORDED IN INSTRUMENT NO. 10321-2025 ON 03/24/2025.

ASSIGNMENT OF MORTGAGE

1st AOM From: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
1st AOM To: FIRST NATIONAL BANK OF PENNSYLVANIA
Dated: 1/27/2025 **Recorded:** 2/6/2025
Book: **Page:** **Instrument:** 2025-000767



Client: Headlands

Project: FNBP 2025-5

Search Date: 6/11/2025

Loan Number: 47613925

Grid151 File Number: HD122-47613925

There are no judgments recorded.



Client: Headlands

Search Date: 6/11/2025

Project: FNBP 2025-5

Loan Number: 47613925

Grid151 File Number: HD122-47613925

DISCLOSURE AND WAIVER

The content and services included with the search and report are provided by Investor Services by Grid151 on an "as is" basis without warranties of any kind, whether express or implied. You assume the full and sole risk of using and/or relying on the contents included or made available through this report.

The results of the search are being provided for informational purposes only and title has not been cleared by Investor Services by Grid151. This is a report of findings only to the extent information had been reported and is available at the time the request was submitted. The results of the report have been provided directly from our abstractor. Investor Services by Grid151 makes no guarantees regarding the items contained therein nor does Investor Services by Grid151 make any representation as to the accuracy of the documents or information contained therein. The report is based directly on the findings of the search. The search and report are not insured or guaranteed in any way by Investor Services by Grid151 or any of our underwriters.

Investor Services by Grid151 will not be liable to you or any third party for any damages of any kind arising out of or in connection with the use of, inability to use or performance of the information, services, and materials contained in the Property Report and/or Summary, including but not limited to direct, indirect, special punitive, incidental, exemplary and consequential damages, regardless of the legal theory under which any claim for damages may be made. In the event you incur any damages or liability due to inaccurate information contained therein, Investor Services by Grid151 agrees to provide you with a refund up to the cost of the search only.