



OWNER AND ENCUMBRANCE REPORT

ORDER INFORMATION

Client: Headlands

Search Date: 7/3/2025

Project: FNBP 2025-5

Loan Number: 720887

Grid151 File Number: HD122-720887

LOAN INFORMATION

Borrower Name(s): CHARLES BERRY

Property Address:

34 DEERHILL LANE

MARSHFIELD, MA 02050

Property County: Plymouth

Amount: \$393,521.20

Origination Date: 5/1/2012

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

HOA SUPERLIEN: No

HOA AMOUNT: n/a

Notes: n/a



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VESTING DEED INFORMATION

Type of Deed: MASSACHUSETTS QUITCLAIM DEED

Grantee: CHARLES M. BERRY AND ELIZABETH K. BERRY, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY

Grantor: MARY V. ROPER

Dated: 10/5/2007 **Recorded:** 10/10/2007

Recording Book: **Page:** **Instrument:** 628672



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MORTGAGE / DEED OF TRUST

1st Mortgage

Amount: \$417,000.00

Borrower/Mortgagor: CHARLES M. BERRY AND ELIZABETH K. BERRY

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

Dated: 3/17/2008

Recorded: 3/27/2008

Maturity: 4/1/2038

Open Ended: CLOSED

Book:

Page:

Instrument: 634896

Notes: AFFIDAVIT OF COMPLIANCE DATED 04/14/2016 RECORDED IN BOOK 00555, PAGE 172 AND INSTRUMENT NO. 201600745187 (REGISTERED) ON 05/17/2016. AFFIDAVIT OF COMPLIANCE DATED 04/14/2016 RECORDED IN BOOK 00555, PAGE 172 AND INSTRUMENT NO. 201600745188 (REGISTERED) ON 05/17/2016. ORDER OF NOTICE DATED 09/08/2016 RECORDED IN BOOK 00555, PAGE 172 INSTRUMENT NO. 201600750224 (REGISTERED) ON 09/15/2016. LOAN MODIFICATION AGREEMENT BETWEEN CHARLES M. BERRY AND ELIZABETH K. BERRY AND 1ST MARINER BANK, DATED 08/18/2017, RECORDED 08/21/2017, IN BOOK 00555, PAGE 172 AND INSTRUMENT NO. 201700762809 (REGISTERED), IN PLYMOUTH COUNTY RECORDS, DECREASING THE AMOUNT TO \$382,746.24, AND CHANGING THE MATURITY DATE TO 08/01/2013. LOAN MODIFICATION AGREEMENT BETWEEN CHARLES M. BERRY AND ELIZABETH K. BERRY AND 1ST MARINER BANK, DATED 08/21/2017, RECORDED 08/21/2017, IN BOOK 00555, PAGE 172 AND INSTRUMENT NO. 201700762810 (REGISTERED), IN PLYMOUTH COUNTY RECORDS, DECREASING THE AMOUNT TO \$367,906.03, AND CHANGING THE MATURITY DATE TO 12/01/2038.



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JUDGMENT INFORMATION

1st Judgment Type: EXECUTION ON MONEY
JUDGMENT

Amount:
\$7,566.37

Dated:
10/20/2023

Recorded:
11/13/2023

Against: CHARLES M. BERRY

In Favor Of: AC ELECTRIC

Recording Book: 555

Page: 172

Instrument: 202300847342



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