



OWNER AND ENCUMBRANCE REPORT

ORDER INFORMATION

Client: Headlands

Search Date: 6/11/2025

Project: FNBP 2025-5

Loan Number: 46311381

Grid151 File Number: HD122-46311381

LOAN INFORMATION

Borrower Name(s): CHARLES RIGGLE

Property Address:

605 OLD BLACKHAWK ROAD
BEAVER FALLS, PA 15010

Property County: Beaver

Amount: \$821,750.00

Origination Date: 10/16/2018

LIEN POSITION: 1st

VESTING ISSUE: No

AOM CHAIN ISSUE: No AOMs Recorded

JUDGMENT BEFORE LIEN: Y-1

JUDGMENT AMOUNT: Unkown

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: CHARLES C. RIGGLE AND HEATHER M. RIGGLE, HIS WIFE

Grantor: DAVID A. GORDON, UNMARRIED

Dated: 10/4/2017 **Recorded:** 10/4/2017

Recording Book: **Page:** **Instrument:** 3559115



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MORTGAGE / DEED OF TRUST

1st Mortgage

Amount: \$821,750.00

Borrower/Mortgagor: CHARLES C. RIGGLE AND HEATHER M. RIGGLE, HIS WIFE

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

Dated: 10/16/2018

Recorded: 10/17/2018

Maturity: 11/1/2049

Open Ended: OPEN

Book:

Page:

Instrument: 3581121

Notes: PARTIAL RELEASE OF MORTGAGE DATED 03/23/2023 RECORDED IN INSTRUMENT NO. 3676460 ON 03/24/2023.



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JUDGMENT INFORMATION

1st Judgment Type: CONTRACTOR'S WAIVER OF LIENS

Amount: NOT STATED

Dated: 10/16/2018

Recorded: 10/17/2018

Against: CHARLES C. RIGGLE AND HEATHER M. RIGGLE

In Favor Of: RICHWELL CUSTOM HOMES - 1445 MARKET STREET, BRIDGEWATER, PA 15009

Recording Book:

Page:

Instrument: 2018-40974



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