



OWNER AND ENCUMBRANCE REPORT

ORDER INFORMATION

Client: Headlands

Search Date: 6/6/2025

Project: FNBP 2025-5

Loan Number: 46309065

Grid151 File Number: HD122-46309065

LOAN INFORMATION

Borrower Name(s): ANN CONNOR

Property Address:

8 Nicklaus Dr
Greenville, PA 16125

Property County: Mercer

Amount: \$525,000.00

Origination Date: 6/27/2018

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: DEED

Grantee: ANN R. CONNOR, SINGLE

Grantor: STUART ANDERSON AND MEREDITH L. ANDERSON, HUSBAND AND WIFE

Dated: 6/19/2018 **Recorded:** 6/27/2018

Recording Book: **Page:** **Instrument:** 2018-00005589



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MORTGAGE / DEED OF TRUST

1st Mortgage

Amount: \$525,000.00
Borrower/Mortgagor: ANN R. CONNOR HTTA ANN REYNOLDS CONNOR, AN UNMARRIED WOMAN
Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST NATIONAL BANK OF PENNSYLVANIA
Dated: 6/27/2018 **Recorded:** 6/27/2018 **Maturity:** 7/1/2048 **Open Ended:** CLOSED
Book: **Page:** **Instrument:** 2018-00005590
Notes:

2nd Mortgage

Amount: NOT STATED
Borrower/Mortgagor: ANN CONNOR
Lender/Beneficiary: SUNNOVA TE MANAGEMENT LLC
Dated: 4/8/2024 **Recorded:** 4/8/2024 **Maturity:** NOT **Open Ended:** CLOSED
Book: **Page:** **Instrument:** 2024-00002457
Notes:



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JUDGMENT INFORMATION

1st Judgment Type: COMMONWEALTH TAX LIEN **Amount:** \$14,120.21 **Dated:** 9/5/2024 **Recorded:** 9/5/2024

Against: ANN CONNOR

In Favor Of: COMMONWEALTH OF PENNSYLVANIA - ADDRESS NOT STATED

Recording Book:

Page:

Instrument: 2024-02323



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