



## OWNER AND ENCUMBRANCE REPORT

### ORDER INFORMATION

**Client:** Headlands

**Search Date:** 6/13/2025

**Project:** FNBP 2025-5

**Loan Number:** 48014587

**Grid151 File Number:** HD122-48014587

### LOAN INFORMATION

**Borrower Name(s):** ROBERT JONES

**Property Address:**

13337 ALBION ROAD  
STRONGVILLE, OH 44136

**Property County:** Cuyahoga

**Amount:** \$203,200.00

**Origination Date:** 3/10/2023

**LIEN POSITION:** 1st

**VESTING ISSUE:** No

**AOM CHAIN ISSUE:** No AOMs Recorded

**JUDGMENT BEFORE LIEN:** Y-1

**JUDGMENT AMOUNT:** 956.57

**MUNI LIEN:** No

**MUNI AMOUNT:** n/a

**Notes:** n/a



**Client:** Headlands

**Search Date:** 6/13/2025

**Project:** FNBP 2025-5

**Loan Number:** 48014587

**Grid151 File Number:** HD122-48014587

#### VESTING DEED INFORMATION

**Type of Deed:** GENERAL WARRANTY DEED

**Grantee:** ROBERT J. JONES

**Grantor:** EIGHT AND SIX PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY

**Dated:** 2/23/2023    **Recorded:** 3/14/2023

**Recording Book:**    **Page:**    **Instrument:** 202303140345



**Client:** Headlands

**Project:** FNBP 2025-5

**Search Date:** 6/13/2025

**Loan Number:** 48014587

**Grid151 File Number:** HD122-48014587

## MORTGAGE / DEED OF TRUST

### 1st Mortgage

**Amount:** \$203,200.00

**Borrower/Mortgagor:** ROBERT J. JONES, AN UNMARRIED MAN

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

**Dated:** 3/10/2023

**Recorded:** 3/14/2023

**Maturity:** 4/1/2053

**Open Ended:** CLOSED

**Book:**

**Page:**

**Instrument:** 202303140346

**Notes:**



**Client:** Headlands  
**Project:** FNBP 2025-5

**Search Date:** 6/13/2025  
**Loan Number:** 48014587  
**Grid151 File Number:** HD122-48014587

#### JUDGMENT INFORMATION

<b>1st Judgment Type:</b> CERTIFICATE OF JUDGMENT FOR LIEN UPON LANDS AND TENEMENTS <b>Against:</b> ROBERT JONES <b>In Favor Of:</b> LVNV FUNDING LLC - ADDRESS NOT STATED <b>Recording Book:</b>	<b>Amount:</b> \$956.57  <b>Page:</b>	<b>Dated:</b> 2/2/2023  <b>Instrument:</b> 21CVF0274	<b>Recorded:</b> 6/28/2023
<b>2nd Judgment Type:</b> CERTIFICATE OF JUDGMENT <b>Against:</b> ROBERT JONES <b>In Favor Of:</b> MIDLAND FUNCING LLC DBA - ADDRESS NOT STATED <b>Recording Book:</b>	<b>Amount:</b> \$1,234.35  <b>Page:</b>	<b>Dated:</b> 10/30/2023  <b>Instrument:</b> 2018 CVF 00439W	<b>Recorded:</b> 11/22/2023
<b>3rd Judgment Type:</b> JOURNAL ENTRY <b>Against:</b> ROBERT JONES <b>In Favor Of:</b> CREDIT ACCEPTANCE CORPORATION - ADDRESS NOT STATED <b>Recording Book:</b>	<b>Amount:</b> \$9,071.97  <b>Page:</b>	<b>Dated:</b> 12/28/2023  <b>Instrument:</b> CV-23-979838	<b>Recorded:</b> 12/28/2023
<b>4th Judgment Type:</b> PRECIPE <b>Against:</b> ROBERT JONES <b>In Favor Of:</b> STATE OF OHIO - ADDRESS NOT STATED <b>Recording Book:</b>	<b>Amount:</b> \$1,150.16  <b>Page:</b>	<b>Dated:</b> 5/2/2024  <b>Instrument:</b> ST2466934	<b>Recorded:</b> 5/6/2024
<b>5th Judgment Type:</b> JUDGMENT <b>Against:</b> ROBERT JONES <b>In Favor Of:</b> CREDIT ACCEPTANCE CORPORATION - P.O. BOX 182423 COLUMBUS, OH 43218 <b>Recording Book:</b>	<b>Amount:</b> \$93.16  <b>Page:</b>	<b>Dated:</b> 10/23/2024  <b>Instrument:</b> GR-24-026792	<b>Recorded:</b> 10/23/2024
<b>6th Judgment Type:</b> CERTIFICATE OF JUDGMENT FOR LIEN <b>Against:</b> ROBERT JONES <b>In Favor Of:</b> MIDLAND FUNCING LLC - PO BOX 30968 MIDDLEBURG HEIGHTS OH 44130 <b>Recording Book:</b>	<b>Amount:</b> \$1,039.57  <b>Page:</b>	<b>Dated:</b> 3/31/2025  <b>Instrument:</b> 2015-CVF-007236	<b>Recorded:</b> 5/20/2025



**Client:** Headlands

**Search Date:** 6/13/2025

**Project:** FNBP 2025-5

**Loan Number:** 48014587

**Grid151 File Number:** HD122-48014587

## 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.