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Shelby Cnty Judge of Probate, AL
12/19/2022 01:00:27 PM FILED/CERT

Probate Court of Shelby County, Alabama

LIS PENDENS

NOTICE IS HEREBY GIVEN that Carlos Alberto Santin Garcia , asserts claims of all right, title and interest to the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 33 ACCORDING TO THE SURVEY OF APACHE RIDGE SECTOR 5 AS
RECORDED IN MAP BOOK 17, PAGE 62, SHELBY COUNTY, ALABAMA
RECORDS.

Property Street Address for Informational Purposes: 104 Trail Cir Alabaster AL 35007

Nature of Dispute: Carlos Alberto Santin Garcia claims legal ownership and interest in the property set forth above, as a result of a sales contract for the purchase of the Property dated June 18, 2014 between himself and Walter Beard; the Court Order entered in the Circuit Court of Shelby County, Alabama on November 2, 2021 in the case of Beard Walter v. Carlos Alberto Santin Garcia; CV 2017-900377.00; and the resulting Clerk's Deed dated April 28, 2022 filed with the Probate Court of Shelby County, Alabama, Instrument # 20220506000186190. Carlos Alberto Santin Garcia claims an interest superior to the interest claimed by NationStar Mortgage LLC d/b/a Mr. Cooper, as a result of a mortgage given to Walter Beard for said Property and filed with the Probate Court of Shelby County, Alabama on July 12, 2017, Instrument # 20170712000247880.

Address of the adverse parties:

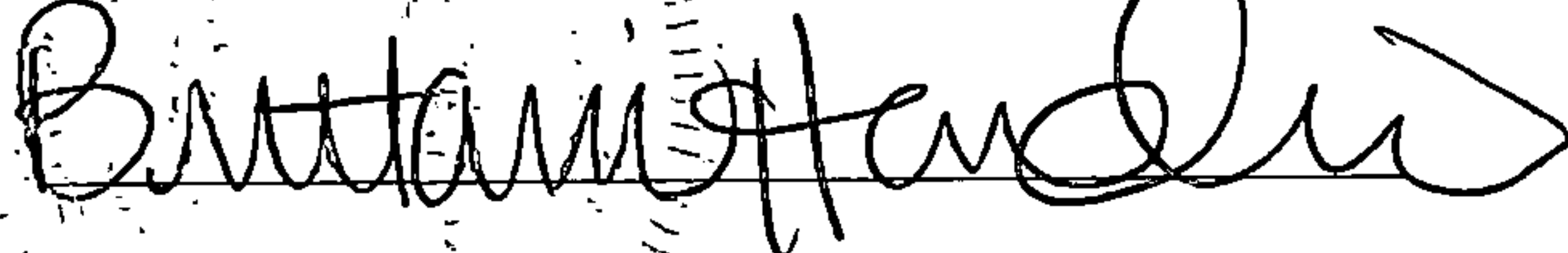
NationStar Mortgage LLC d/b/a Mr. Cooper
c/o Jonathan Smothers, Esq.
ALAW
One Independence Plaza, Ste. 416
Birmingham, AL 35209


Carlos Alberto Santin Garcia

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared Carlos Alberto Santin Garcia, whom, after being by me first duly and legally sworn, did depose and say under oath as follows: That he signed the foregoing and the facts alleged therein are true and correct.

SWORN TO AND SUBSCRIBED before me this the 19th Day of December, 2022



My commission expires:

7-14-2026