

SEND TAX NOTICE TO:  
Lakeview Loan Servicing, LLC  
8950 Cypress Waters Blvd.  
Coppell, TX 75019  
TB File No.: 23-07759

STATE OF ALABAMA            )  
  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, September 6, 2018, Stuart D Wagner, a married man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Fairway Independent Mortgage Corporation, which said mortgage was recorded in Instrument Number 20180911000325490 and re-recorded in Instrument Number 20190722000258960 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Lakeview Loan Servicing, LLC by instrument recorded in Instrument Number 20231122000341210 in the aforesaid Probate Office (hereafter "Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby, County Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said

sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Lakeview Loan Servicing, LLC did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 17, 2023, December 24, 2023 and December 31, 2023; and

WHEREAS, on January 5, 2024, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Lakeview Loan Servicing, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Lakeview Loan Servicing, LLC was the highest bidder and best bidder in the amount of Seventy-Two Thousand And 00/100 Dollars (\$72,000.00) on the indebtedness secured by said mortgage, the said Lakeview Loan Servicing, LLC, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Lakeview Loan Servicing, LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 1, according to the Survey of Pine Hill Trace, as recorded in Map Book 49, Page 36, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Lakeview Loan Servicing, LLC, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of

Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Lakeview Loan Servicing, LLC, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 10<sup>th</sup> day of January, 2024

Lakeview Loan Servicing, LLC

By: Tiffany & Bosco, P.A.

Its: Attorney

By: 

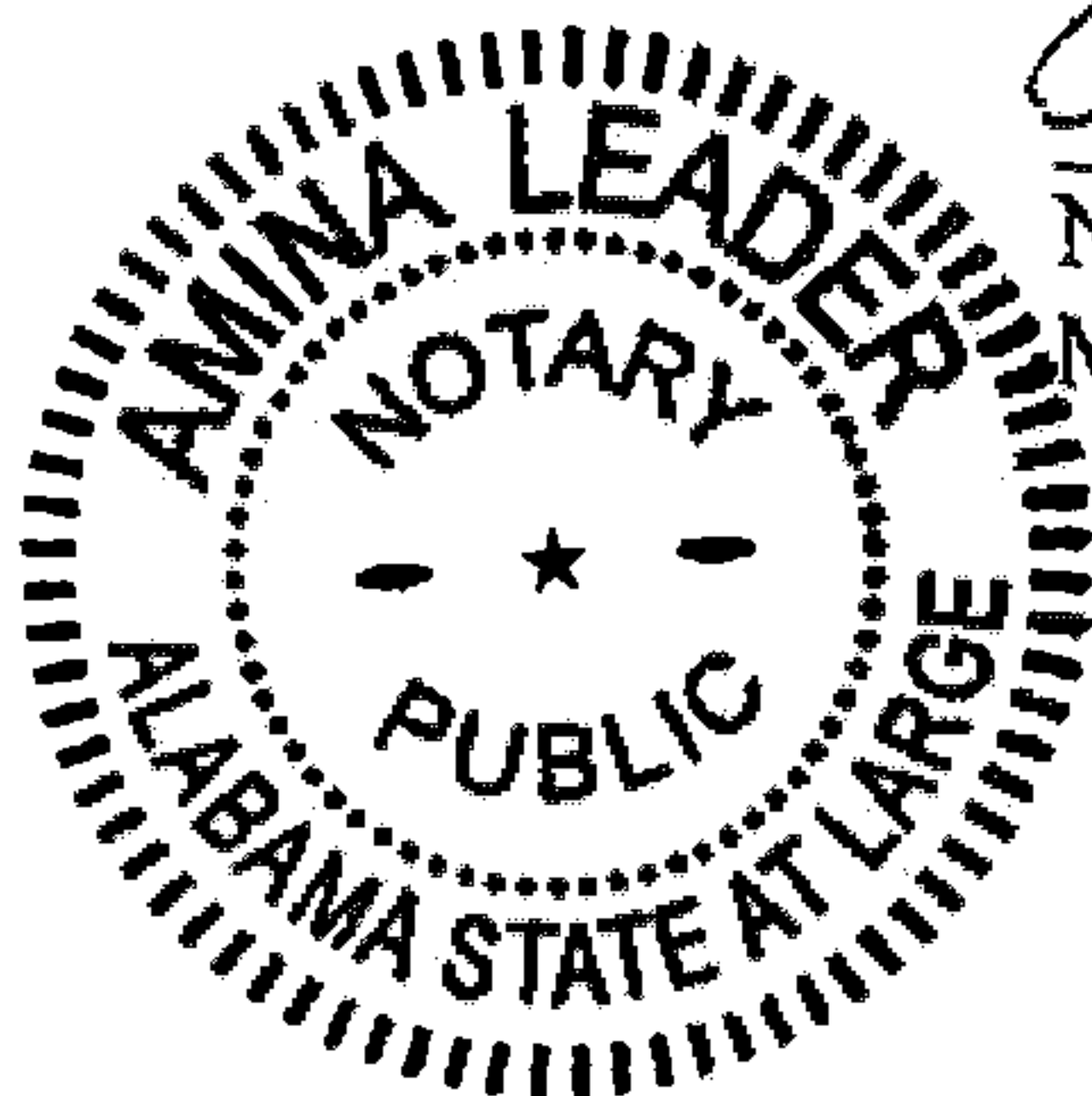
Ginny Rutledge, Esq.

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Lakeview Loan Servicing, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional association, acting in its capacity as attorney for said (Transferee).

Given under my hand and official seal on this 10<sup>th</sup> day of January, 2024





Notary Public MY COMMISSION EXPIRES 02/16/2027  
My Commission Expires: \_\_\_\_\_

This instrument prepared by:  
Ginny Rutledge, Esq.  
TIFFANY & BOSCO, P.A.  
2501 20<sup>TH</sup> Place South  
Suite 300  
Homewood, Alabama 35223

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Lakeview Loan Servicing, LLC      Grantee's Name Lakeview Loan Servicing, LLC

Mailing Address 8950 Cypress Waters Blvd.      Mailing Address 8950 Cypress Waters Blvd.

Coppell, TX 75019

Coppell, TX 75019

Property Address 300 Old Hwy 25 E,  
Columbiana, AL 35051

Date of Sale January 5, 2024

Total Purchase Price \$72,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☒ Other Foreclosure Bid Price \_\_\_\_\_☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

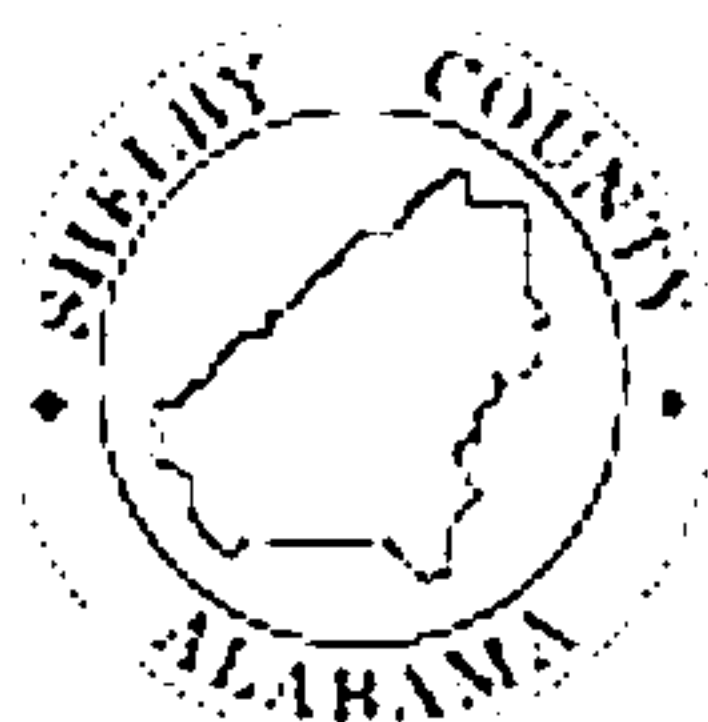
Date 01/05/2024

Print Courtney Gates

Sign Courtney Gates  
(Grantor / Grantee / Owner / Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

01/10/2024 01:33:28 PM

\$36.00 JOANN

20240110000008920

*Allen S. Bayl*