

SEND TAX NOTICE TO:
PennyMac Loan Services, LLC
3043 Townsgate Road #200
Westlake Village, CA 91361
TB File No.: 23-09525

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, January 25, 2013, Lillian M Heffner, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Platinum Mortgage, Inc, which said mortgage was recorded in Instrument Number 20130205000051110 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to PennyMac Loan Services, LLC by instrument recorded in Instrument No. 20231121000340430 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 PennyMac Loan Services, 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 May 12, 2024, May 19, 2024 and May 26, 2024; and

WHEREAS, on June 4, 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 PennyMac Loan Services, 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, PennyMac Loan Services, LLC was the highest bidder and best bidder in the amount of Eighty-Four Thousand Three Hundred Thirty And 90/100 Dollars (\$84,330.90) on the indebtedness secured by said mortgage, the said PennyMac Loan Services, LLC, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto PennyMac Loan Services, LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

The Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama less one half acre out of the Southwest corner, more particularly described by metes and bounds as follows: Commences at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama and run thence Southerly along the West line of said quarter-quarter 664.50 feet to a steel pin corner and the Point of Beginning of the property being described; thence continue along last described course a distance of 552.09 feet to a steel pin corner; thence turn 88 degrees 43 minutes 34 seconds left and run Easterly a distance of 210.0 feet to a steel pin corner; thence turn 88 degrees 43 minutes 34 seconds right and run Southerly a distance of 105.00 feet to a steel pin corner on the South line of said Southwest 1/4 of the Northeast 1/4 of said Section 31; thence turn 88 degrees 43 minutes 34 seconds left and run Easterly along said South line of said quarter-quarter a distance of 465.46 feet to an open top steel pipe corner; thence turn 92 degrees 18 minutes 09 seconds left and run Northerly a distance of 661.16 feet to a steel pin corner; thence

turn 88 degrees 01 minutes 01 seconds left and run Westerly a distance of 663.52 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto PennyMac Loan Services, 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, PennyMac Loan Services, 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 5th day of

June, 2024

PennyMac Loan Services, LLC

By: Tiffany & Bosco, P.A.

Its: Attorney

By: Enslin Crowe
Enslin Crowe, Esq.

STATE OF ALABAMA)

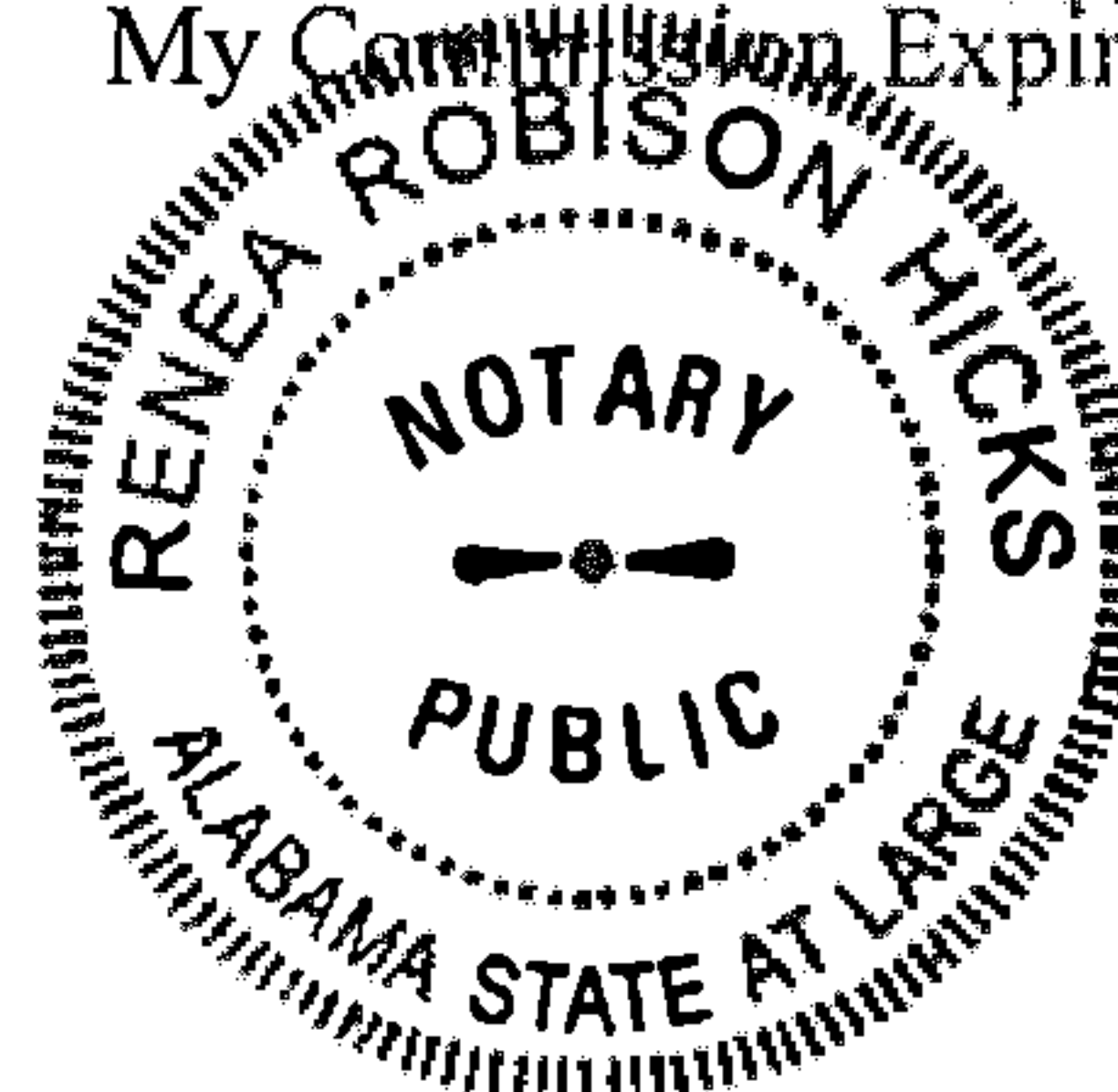
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Enslin Crowe, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for PennyMac Loan Services, 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 5th day of June, 2024

RENEA ROBINSON HICKS
Notary Public
My Commission Expires: 04/05/2027

This instrument prepared by:
Enslin Crowe, Esq.
TIFFANY & BOSCO, P.A.
2501 20TH Place South | Suite 300
Homewood, Alabama 35223



REAL ESTATE SALES VALUATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name PennyMac Loan Services, LLC Grantee's Name PennyMac Loan Services, LLC

Mailing Address 3043 Townsgate Road #200 Mailing Address 3043 Townsgate Road #200

Westlake Village, CA 91361

Westlake Village, CA 91361

Property Address 310 Hughes Rd. Columbiana,
AL 35051Date of Sale June 4, 2024Total Purchase Price \$84,330.90

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)

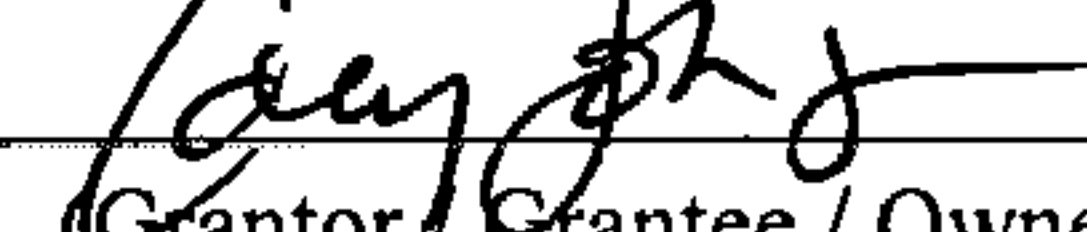
☐ Bill of Sale☐ Appraisal☐ Sales Contract☒ Other Foreclosure Bid Price _____☐ Closing Statement

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 06/04/2024Print CORREY JOHNSON

☐ Unattested _____
(verified by)

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2024 10:48:25 AM
\$34.00 LAURA
20240617000179710

Allen S. Bayl