

SEND TAX NOTICE TO:  
PennyMac Loan Services, LLC  
3043 Townsgate Road #200  
Westlake Village, CA 91361  
TB File No.: 23-02694

STATE OF ALABAMA            )  
  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, February 15, 2019, Kevin J Sholler, and Maria Sholler, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, which said mortgage was recorded in Instrument Number 20190219000051390; being modified by Loan Modification Agreement in Instrument Number 20210618000297740 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 Number 20200423000159790 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 February 2, 2025, February 9, 2025 and February 16, 2025; and

WHEREAS, on March 7, 2025, 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 Two Hundred Five Thousand Nine Hundred Twenty-Three And 00/100 Dollars (\$205,923.00) 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:

Lot 12, according to the Map and Survey of Shoal Creek Highlands, First Sector, as recorded in Map Book 13, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.

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 10<sup>th</sup> day of March, 2025

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 10<sup>th</sup> day of March, 2025



Amina Leader  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES 02/16/2027

This instrument prepared by:  
Enslin Crowe, Esq.  
TIFFANY & BOSCO, P.A.  
2501 20<sup>TH</sup> 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	<u>415 Tecumseh St,</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>March 7, 2025</u>
		Total Purchase Price	<u>\$205,923.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Bid Price _____
<input type="checkbox"/> 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 3/10/2025

Print P. Andrew Bonfield

Sign [Signature]  
(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  
03/13/2025 09:31:57 AM  
\$38.00 PAYGE  
20250313000075260

Allen S. Bayl