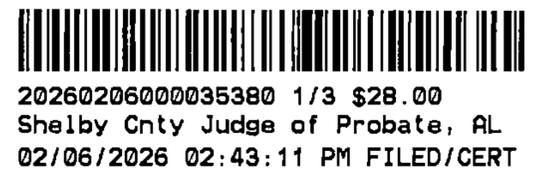


**STATE OF ALABAMA
COUNTY OF SHELBY**

NOTICE OF LIS PENDENS

(Pursuant to Ala. Code § 35-4-131)



**TO: THE PROBATE JUDGE OF SHELBY COUNTY AND ALL
INTERESTED PARTIES**

NOTICE IS HEREBY GIVEN that a judicial proceeding has been commenced and is now pending in the **Circuit Court of Shelby County, Alabama, Case No. 58-CV-2026-900138.00**, styled:

GIDEON J. SIPIN, Plaintiff, v. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-RZ3; ET AL., Defendants.

1. OBJECT OF THE SUIT: The Plaintiff seeks to **Quiet Title** and obtain a **Declaratory Judgment** that the Defendants hold no legal or equitable interest in the real property described herein. The claims asserted seek to determine the existence and validity of recorded instruments purporting to create or transfer interests in the property. This pending court action directly concerns the validity of recorded instruments purporting to affect title to the property.

2. NOTICE OF DEFECT: This action involves a challenge to the legal validity and effectiveness of a recorded Assignment of Mortgage (Instrument # 20230221000046870) recorded in the Probate Office of Shelby County, dated February 15, 2023. Plaintiff contends that the instrument was executed without legal authority and is void as a matter of law. The outcome of this action will determine whether Defendants hold any enforceable interest in the property.



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Shelby Cnty Judge of Probate, AL
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The claims asserted in the referenced action seek a judicial determination regarding the existence, validity, and legal effectiveness of recorded instruments purporting to create or transfer interests in the Subject Property. The relief sought includes declaratory and quiet title remedies that directly determine whether any enforceable lien or property interest exists.

3. DESCRIPTION OF PROPERTY: The property affected by this suit is located in Shelby County, Alabama, and is described as follows:

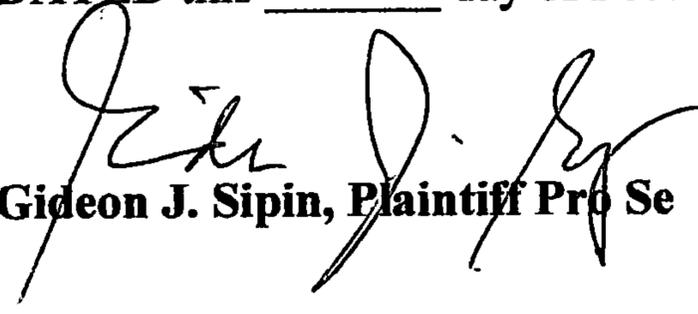
Map Book 8, Page 57, Lots 4 & 5, in the Probate Office of Shelby County, Alabama

Property Address: 5200 Meadow Brook Road, Birmingham, AL 35242

Parcel ID: 10-1-11-0-006-005.000 & 10-1-11-0-006-004.000

4. EFFECT OF THIS NOTICE: Any person or entity acquiring an interest in the above-described property after the filing of this Notice does so **at their own peril** and subject to the final judgment of the Court.

DATED this 6th day of February 2026.


Gideon J. Sipin, Plaintiff Pro Se

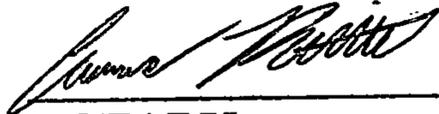
*This document was prepared by Gideon J. Sipin.
5200 Meadow Brook Road Birmingham, AL 35242*

NOTARY PUBLIC



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Shelby Cnty Judge of Probate, AL
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On the 6th day of February, Gideon J. Sipin known to me, appeared before me and executed the above document.



NOTARY

My Commission expires on 7/1/24.

CHANDLER PRUITT
Notary Public
Alabama State at Large