

COMPLAINT FORM:

CITIZEN COMPLETE THIS PORTION:

DATE: 3/13/19

NAME/EMAIL/CONTACT INFORMATION: —

Email attached

LOCATION/ADDRESS OF COMPLAINT: 518 Meadow Ln

TYPE OF COMPLAINT: Garbage, litter, & debris items  
in backyard.

TO BE COMPLETED BY STAFF

INCIDENT #: 1098607

PIN #: 242687

ZONING/HISTORIC/OVERLAY DISTRICT: B-1C

ROUTE TO: BUILDING:

ZONING:

ENVIRONMENTAL: ✓

public nuisance

TO BE COMPLETED BY DIVISION/INSPECTOR

INSPECTED BY: JMM

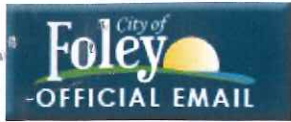
DATE: 3/13/19

FINDINGS/REPORT: Violation of Ord. No. 1066-08 sec. 9-61. Email sent to FPD.  
Owner evicted due to foreclosure process. Certified letter to Caliber  
Home Loans, Inc. in TX. Reinspect 4/13/19.

ACTION: PERSONAL CONTACT: LETTER: ✓ STOP WORK: CITATION: NO VIOLATION:

DATE CLOSED:

4/22/19 No change.



Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

## 518 Meadow Ln Public Nuisance violation

1 message

**Jacqueline McGonigal** <jmcgonigal@cityoffoley.org> Wed, Mar 13, 2019 at 11:49 AM  
To: Gwen Thomas <acole@cityoffoley.org>, Environmental Office  
<lgahagan@cityoffoley.org>, James Pate <jpate@foleypolice.org>

Amanda,

Will you please write up/incode this complaint an Azalea Trace resident called in yesterday? I have scanned the Beacon info I found and the inspection photos. The complainant stated that they witnessed the tenants being evicted with the aid of local law enforcement, but the Beacon info and tax records show that the property owner's address is or was 518 Meadow Lane in Foley. I do not know if this is actually a foreclosure- it doesn't make sense for it to be an eviction for a rental property if the listed owner was also the resident.

The actual garbage, debris, and litter items in the backyard contain 50 gallon drums and 5 gallon buckets with unknown contents along with a vehicle with an expired tag. There was also a utility notice on the front door and a swarm of black flies (50+) in one of the front windows (in the garage).

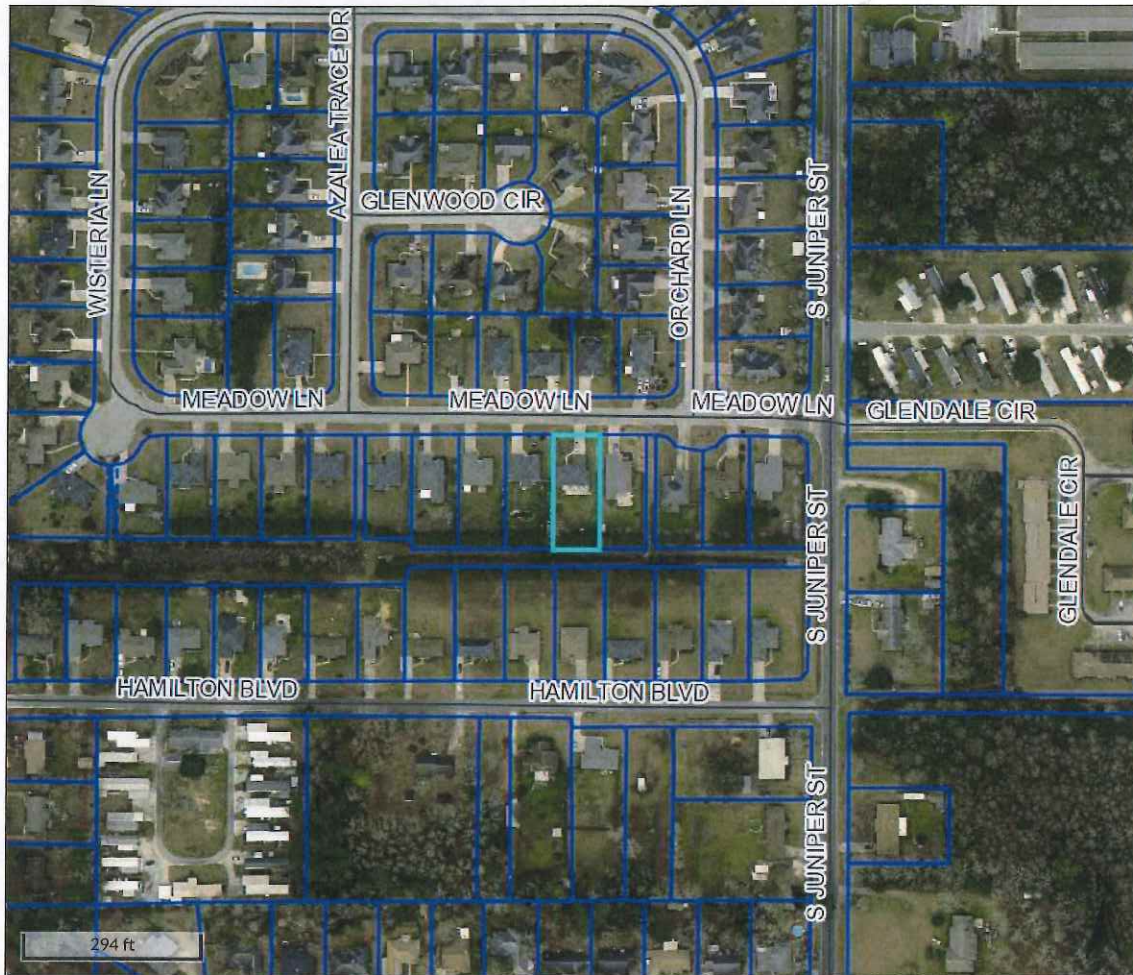
**Jacqueline McGonigal**

Environmental Inspector and Initiatives Coordinator-CPESC  
City of Foley Environmental Department  
251-923-4267 ext 883

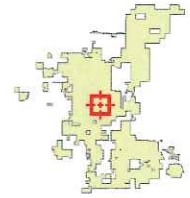
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518 Meadow Ln public nuisance 03.13.19.pdf  
2489K





#### Overview



#### Legend

- Centerlines
- Foley City Limits
- ▣ County Mask
- Parcels
- Lot Lines
- Streams and Creel
- Lakes and Bays

PIN - 242687  
 Par Num - 001.074  
 Acreage - 0.315  
 Subdivision - ATRS2  
 Lot - 75  
 Street Name - MEADOW LN  
 Street Number - 518  
 Improvement - RES

Name - SHOOT, SHERMAN E  
 Address1 - 518 MEADOW LN  
 Address2 -  
 Address3 -  
 City - FOLEY  
 State - AL  
 Zip - 36535

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Date created: 3/13/2019  
 Last Data Uploaded: 3/12/2019 9:04:16 PM

Developed by  **Schneider**  
 GEOSPATIAL



## Baldwin County Revenue Commissioner

**The site maintenance is rescheduled for Sunday, March 17, 2019  
The site will be down for approximately 24 hours.**

**We apologize for any inconvenience this may cause.**

# Property Appraisal Link

## BALDWIN COUNTY, AL

Current Date 3/13/2019

**Tax Year 2018**

**Valuation Date October 1, 2017**

### OWNER INFORMATION

<b>PARCEL</b>	54-08-33-2-000-001.074	<b>PPIN</b> 242687	<b>TAX DIST</b> 07
<b>NAME</b>	SHOOTS, SHERMAN E		
<b>ADDRESS</b>	518 MEADOW LN FOLEY AL 36535		
<b>DEED TYPE</b>	<b>IN</b>	<b>BOOK</b> 0000	<b>PAGE</b> 0767597
<b>PREVIOUS OWNER</b>	MAGNOLIA LAND CO		
<b>LAST DEED DATE</b>	10/15/2003		

### DESCRIPTION

75' X 182.8' LOT 75 PHASE TWO AZALEA TRACE SUB SLIDE 2031-F  
& 2032-A AND AMENDED SLIDE 2034-F & 2035-A IN THE CITY OF  
FO  
LEY SEC 33-T7S-R4E (WD)

### PROPERTY INFORMATION

<b>PROPERTY ADDRESS</b>	518 MEADOW LN		
<b>NEIGHBORHOOD</b>	FOLEY	FOLEY AREA	
<b>PROPERTY CLASS</b>	<b>SUB CLASS</b>		
<b>SUBDIVISION</b>	ATRS2	<b>SUB DESC</b> AZALEA TRACE SUB PHASE TWO	
<b>LOT</b> 75	<b>BLOCK</b> U 2		
<b>SECTION/TOWNSHIP/RANGE</b> 00-00 -00			

**LOT DIMENSION**

**ZONING**



03/13/19

518 Meadow Ln

Public Nuisance complaint

JAM

Violation of Ord. No. 1066-08 Sec. 9-61



Complainant stated that tenants were evicted with the help of local law enforcement. Property appeared to be vacant at time of inspection.





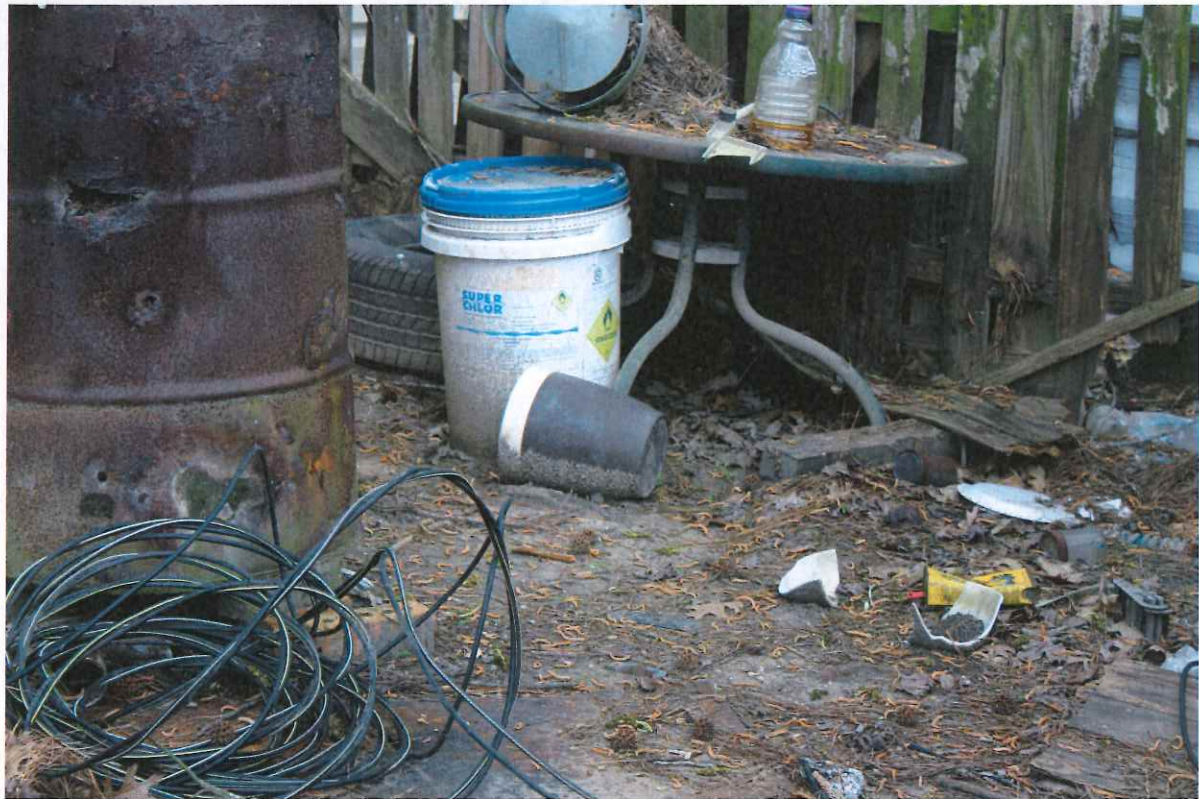
Accumulation of garbage, litter, and debris in back yard including (6) 50 gal. drums with rust spots and marked as "used Kerosene" or unmarked, and numerous 5 gal. buckets with chemical warning labels.















Multiple shed structures containing garbage, batteries, and unknown chemicals.







SEND TAX NOTICE TO:  
Caliber Home Loans, Inc.  
3701 Regent Boulevard  
Suite 200  
Irving, TX 75063

BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/cert. 10/12/2018 2:17 PM  
TOTAL \$ 19.00  
3 Pages

1724506



STATE OF ALABAMA )

BALDWIN COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 12th day of July, 2007, Sherman E. Shoots, a married man, joined in execution by Annette L. Shoots, executed that certain mortgage on real property hereinafter described to Household Finance Corporation of Alabama, which said mortgage was recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in Instrument Number 1062694, said mortgage having subsequently been transferred and assigned to U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, by instrument recorded in Instrument Number 1451817, in the aforesaid Probate Office ("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 Bay Minette, Baldwin 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 U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust 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 Foley Onlooker, a newspaper of general circulation published in Baldwin County, Alabama, in its issues of August 29, 2018, September 5, 2018, and September 12, 2018; and

WHEREAS, on September 28, 2018, 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 U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust did offer for sale and sell at public outcry in front of the Courthouse door in Bay Minette, Baldwin County, Alabama, the property hereinafter described; and

WHEREAS, U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust was the highest bidder and best bidder in the amount of Two Hundred Ninety-Eight Thousand Seven Hundred Nine And 96/100 Dollars (\$298,709.96) on the indebtedness secured by said mortgage, the said U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust all of its right, title, and interest in and to the following described property situated in Baldwin County, Alabama, to-wit:

Lot 75, Azalea Trace Subdivision, Phase Two, according to the Plat thereof recorded on Slide 2031-F and 2032-A, and as Amended Plat thereof recorded at Slide file 2034-F and 2035-A, Probate records, Baldwin County, Alabama. Subject property is located in Baldwin County.

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust its successors/heirs and assigns, 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, U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 1<sup>st</sup> day of October, 2018.

U.S. Bank Trust, N.A., as Trustee for LSF8  
Master Participation Trust

By: Red Mountain Title, LLC  
Its: Auctioneer


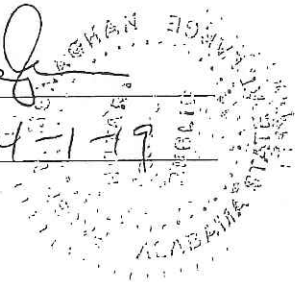
By: 

STATE OF ALABAMA )

BALDWIN COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. Andrew Monaghan, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, 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, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 1<sup>st</sup> day of October, 2018.

  
Notary Public  
My Commission Expires: 4-1-19  


This instrument prepared by:  
Elizabeth Loeftgren  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727





# Foley

## ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE  
Foley, Alabama 36535  
(251) 923-4267  
[www.cityoffoley.org](http://www.cityoffoley.org)

March 13, 2019

Caliber Home Loans, Inc.  
2701 Regent Boulevard  
Suite 200  
Irving, TX 75063

Dear Sir/Madame:

A complaint has been received concerning the numerous household items, debris and trash, and vehicle cluttering the porch and back yard located at 518 Meadow Lane in Foley, Alabama. This parcel is further described as PIN 242687 on the Baldwin County Tax Maps.

The City of Foley Ordinance No. 1066-08 Regarding the Public Nuisance Abatement Section 9-61 declares that it is unlawful to maintain a public or private nuisance upon any public or private property. The ordinance also declares that all land shall be maintained free from any accumulation of garbage, litter, debris, blight or deterioration.

A visual inspection, conducted on March 13th, 2019 revealed that the above described property contained numerous household items and clutter in the back yard and on the porch. The items include, but are not limited to, 50 gallon drums with unknown contents, building supplies in disrepair, oil containers, a vehicle with an expired license plate, and other trash and litter. A swarm of black flies numbering over 50 individual insects could also be seen flying between in the garage window and the interior window treatments. These observations constitute a public nuisance.

Please be advised that as of this date you are placed on notice that this violation must be corrected within 10 days from your receipt of this letter. Please contact our office at 251-923-4267 to discuss this issue for resolution. Thank you for your attention to this matter.


MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Katherine Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

# Foley



## ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE  
Foley, Alabama 36535  
(251) 923-4267  
[www.cityoffoley.org](http://www.cityoffoley.org)

Sincerely,



Jacqueline McGonigal  
Environmental Inspector  
City of Foley

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Katherine Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaite; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III






Date Produced: 03/25/2019

CITY OF FOLEY CITYHALL:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9382 5800 0344 26. Our records indicate that this item was delivered on 03/18/2019 at 04:00 p.m. in IRVING, TX 75063. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	

Address of Recipient :

Delivery Address	
------------------	--

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

CALIBER HOME LOANS INC  
3701 REGENT BLVD  
IRVING TX 75063-2312

Customer Reference Number: C1271050.7226247

USPS MAIL PIECE TRACKING NUMBER: 4207506323129214890193825800034426

MAILING DATE: 03/15/2019

DELIVERED DATE: 03/18/2019

Dept: 3/15/2019

MAIL PIECE DELIVERY INFORMATION:

CALIBER HOME LOANS INC  
3701 REGENT BLVD  
IRVING TX 75063-2312

MAIL PIECE TRACKING EVENTS:

03/15/2019 10:36	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FOLEY,AL 36535
03/15/2019 10:36	USPS IN POSSESSION OF ITEM	FOLEY,AL 36535
03/15/2019 16:46	DEPART POST OFFICE	FOLEY,AL 36535
03/15/2019 23:11	PROCESSED THROUGH USPS FACILITY	MOBILE,AL 36619
03/17/2019 09:43	PROCESSED THROUGH USPS FACILITY	COPPELL,TX 75099
03/18/2019 16:00	DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	IRVING,TX 75063



4/22/19 510 Meadow Ln Foreclosure



Public Nuisance    junk/trash re-inspection    no charge





