

20180124000023210
01/24/2018 09:04:43 AM
FCDEEDS 1/5

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 11th day of August, 2006, MATTHIAS MULDROW AND RENA W. MULDROW, HUSBAND AND WIFE executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR TAYLOR BEAN & WHITAKER MORTGAGE CORP., which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on August 16, 2006, at Instrument Number 20060816000401700, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **SELENE FINANCE LP**, by instrument recorded in at Instrument Number 20150209000042220, 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and Selene Finance LP did declare due 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 13, 2017, December 20, 2017, December 27, 2017, that the property would be sold on January 18, 2018; and

WHEREAS, on January 18, 2018, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and Selene Finance LP did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Selene Finance LP was the highest bidder in the amount of Two Hundred Fifteen Thousand Three Hundred Fifty-Seven and 02/100 dollars (\$215,357.02), on the indebtedness secured by said mortgage; and Selene Finance LP, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto Selene Finance LP, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

LOT 2 ACCORDING TO THE SURVEY OF KINSDALE GARDEN HOMES, 1ST SECTOR
AS RECORDED IN MAP BOOK 34, PAGE 16, SHELBY COUNTY, ALABAMA RECORDS.

TO HAVE AND TO HOLD the above described property unto Selene Finance LP its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Selene Finance LP, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 22nd day of January, 2018.

Selene Finance LP

By: _____
Printed Name: Victor Kang
Its: Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

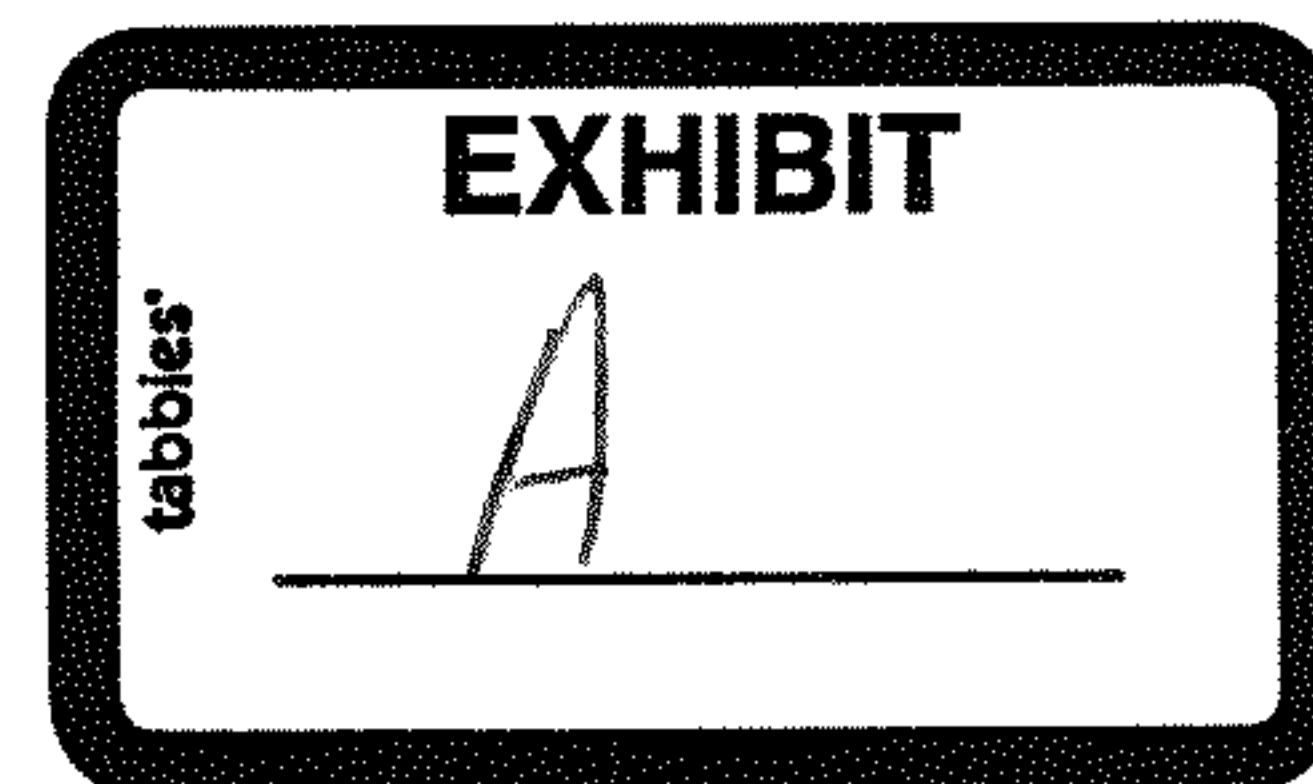
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney for Selene Finance LP, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she , as such attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for Selene Finance LP.

Given under my hand and official seal on this 22nd day of January, 2018.

Notary Public
My Commission Expires:
April 30, 2021

(Notary Seal)





RUBIN LUBLIN, LLC

ATTORNEYS AND COUNSELORS AT LAW
100 CONCOURSE PARKWAY, SUITE 115
BIRMINGHAM, AL 35244
TEL (877) 813-0992
FAX (404) 601-5846

November 27, 2017

INTERNAL REVENUE SERVICE
SB/SE SPECIALTY COLLECTION
ADVISORY TERRITORY 3 GROUP 2

Internal Revenue Service
1555 Poydras Street, Suite 220
Mail Stop 65
New Orleans, LA 70112

DEC 01 2017

NEW ORLEANS, LA

RECEIVED

Re: Notice of Federal Tax Lien/Consent to Sell

Case Number: SEF-17-03747-2
Name Per Client: RENA W MULDROW, MATTHIAS MULDROW
SSN: XXX-XX-7874, XXX-XX-1607
Property Address: 1004 KERRY DR, CALERA, AL 35040

Dear Sir or Madam:

I am writing to advise you that Selene Finance has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on January 18, 2018. Enclosed is a copy of the Notice of Sale which is being published in the Shelby County legal newspaper. The recording information for the Security Instrument and subsequent assignments, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Shelby County records indicates that federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required by law, we have attached a copy of the specific federal tax lien(s) found. We are not certain but believe that the parties named in the federal tax lien are the same as the above-referenced borrowers' Social Security Numbers, ending in RENA W MULDROW - XXX-XX-7874 and MATTHIAS MULDROW - XXX-XX-1607, or other predecessors in title.

The unpaid principal balance of the loan against the above-referenced property is approximately \$156,569.71. Interest through the sale date is approximately \$500.00. Costs associated with the sale should be approximately \$590.00 and the attorney fees will range from \$900.00 to the maximum allowable by law.

If you should have any questions about this matter, please do not hesitate to contact this office at (877) 813-0992.

Sincerely,

RUBIN LUBLIN, LLC

By: 

3631

Department of the Treasury - Internal Revenue Service

Form 668 (Y)(c)
(Rev. February 2004)

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
590547909

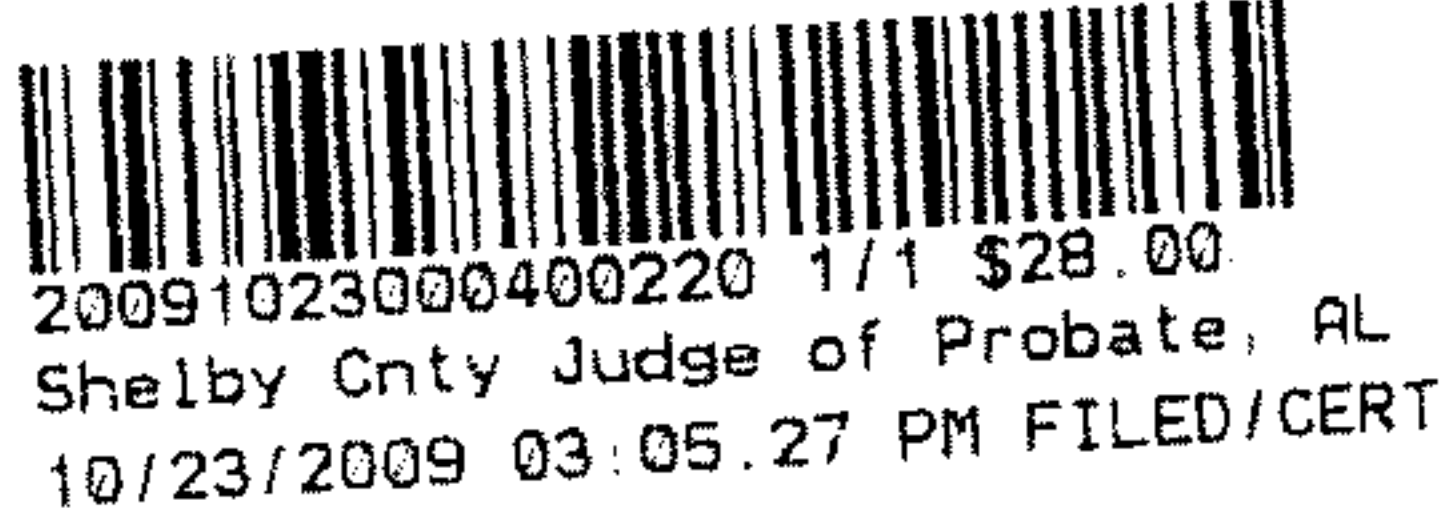
For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer MATTHIAS MULDROW

Residence 1004 KERRY DR
CALERA, AL 35040-5512

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).



Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2002	XXX-XX-1607	05/04/2009	06/03/2019	5248.14
1040	12/31/2004	XXX-XX-1607	05/04/2009	06/03/2019	3516.42
1040	12/31/2005	XXX-XX-1607	05/04/2009	06/03/2019	3743.19
1040	12/31/2006	XXX-XX-1607	03/30/2009	04/29/2019	2486.79
1040	12/31/2008	XXX-XX-1607	06/22/2009	07/22/2019	1708.51

Place of Filing Judge of Probate
Shelby County
Columbiana, AL 35051

Total \$ 16703.05

This notice was prepared and signed at NASHVILLE, TN, on this, the 15th day of October, 2009.

Signature R. A. Mitchell
for DEBRA K. HURST

Title
ACS
(800) 829-7650

13-00-0000

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	MULDROW , RENA W., MULDROW, MATTHIAS	Grantee's Name	SELENE FINANCE LP
Mailing Address	1004 KERRY DR, CALERA, AL 35040	Mailing Address	9990 RICHMOND AVE, SUITE 400 HOUSTON, TX 77042
Property Address	1004 KERRY DR, CALERA, AL 35040	Date of Sale	01/18/2018
		Total Purchase Price	\$ 215,357.02
		or	
		Actual Value	\$
20180124000023210	01/24/2018 09:04:43 AM FCDEEDS 5/5or	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
<input type="checkbox"/> Closing Statement	MORTGAGE FORECLOSURE DEED

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

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

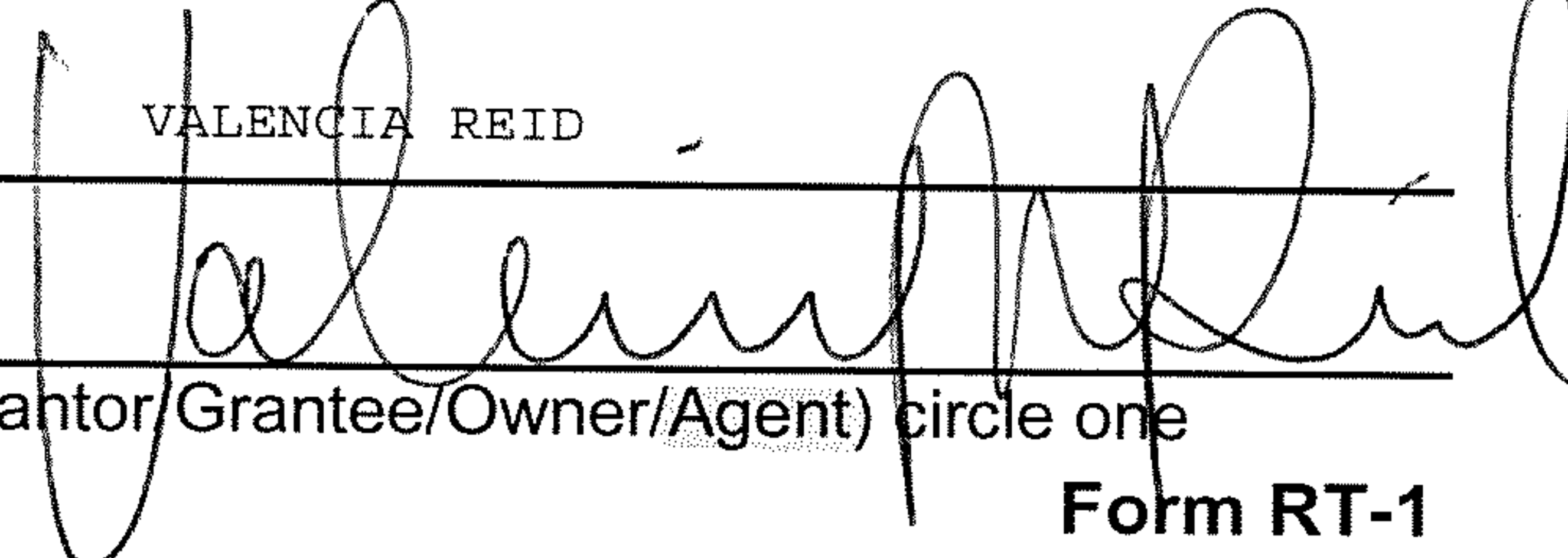
Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

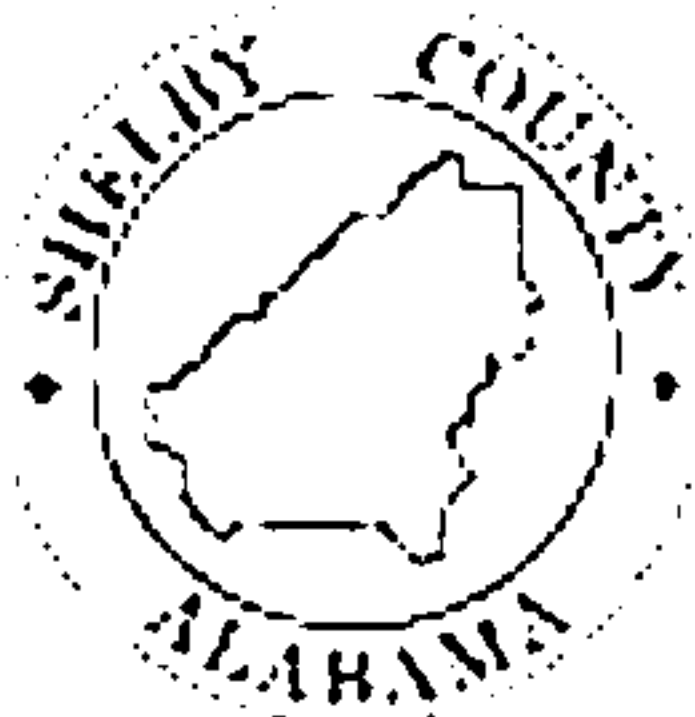
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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	01/23/2018	Print	VALENCIA REID
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/24/2018 09:04:43 AM
\$28.00 CHERRY
20180124000023210

