

SEND TAX NOTICE TO:  
Selene Finance, LP  
9990 Richmond Ave  
Suite 400 South  
Houston, TX 77042

**20180207000040150**  
**02/07/2018 07:59:19 AM**  
**FCDEEDS 1/4**

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of December, 2002, Stepan Zakariyan, Lyubovi Zakariyan husband and wife, Rada Zakariyan, a married woman, executed that certain mortgage on real property hereinafter described to New South Federal Savings Bank, a Federally Chartered Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number: 20030108000017160; having been re-recorded in Instrument Number: 20030605000349300, said mortgage having subsequently been transferred and assigned to Wilmington Savings Fund Society, FSB, Doing Business As Christiana Trust, Not In Its Individual Capacity, But Solely As Trustee For BCAT 2015-14BTT, by instrument recorded in Instrument number 20151207000417970, 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 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 Wilmington Savings Fund Society, FSB, Doing Business As Christiana Trust, Not In Its Individual Capacity, But Solely As Trustee For BCAT 2015-14BTT 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 December 20, 2017, December 27, 2017, and January 3, 2018; and

WHEREAS, on January 26, 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 Wilmington Savings Fund Society, FSB, Doing Business As Christiana Trust, Not In Its Individual Capacity, But Solely As Trustee For BCAT 2015-14BTT 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, Wilmington Savings Fund Society, FSB, Doing Business As Christiana Trust, Not In Its Individual Capacity, But Solely As Trustee For BCAT 2015-14BTT was the highest bidder and best bidder in the amount of One Hundred Ninety Thousand And 00/100 Dollars (\$190,000.00) on the indebtedness secured by said mortgage, the said Wilmington Savings Fund Society, FSB, Doing Business As Christiana Trust, Not In Its Individual Capacity, But Solely As Trustee For BCAT 2015-14BTT, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Wilmington Savings Fund Society, FSB, Doing Business As Christiana Trust, Not In Its Individual Capacity, But Solely As Trustee For BCAT 2015-14BTT all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 32, according to the survey of Quail Run, Phase 3 as recorded in Map Book 7, Page 159 A & B, in the Probate Office of Shelby County, Alabama.

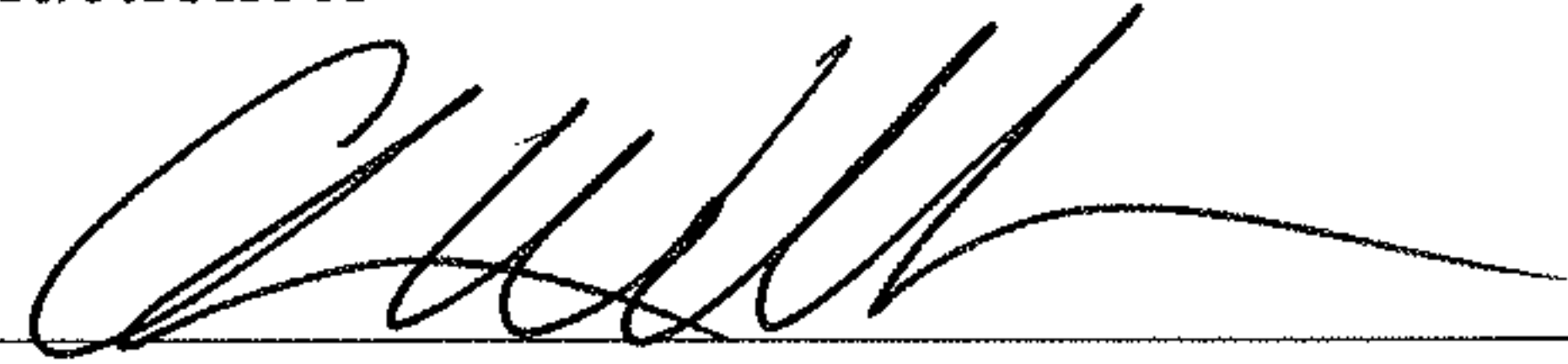
TO HAVE AND TO HOLD the above described property unto Wilmington Savings Fund Society, FSB, Doing Business As Christiana Trust, Not In Its Individual Capacity, But Solely As Trustee For BCAT 2015-14BTT its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption 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, Wilmington Savings Fund Society, FSB, Doing Business As Christiana Trust, Not In Its Individual Capacity, But Solely As Trustee For BCAT 2015-14BTT, 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 5 day of February, 2018.

Wilmington Savings Fund Society, FSB, Doing Business As Christiana Trust, Not In Its Individual Capacity, But Solely As Trustee For BCAT 2015-14BTT

By: Red Mountain Title, LLC  
Its: Auctioneer

By: 

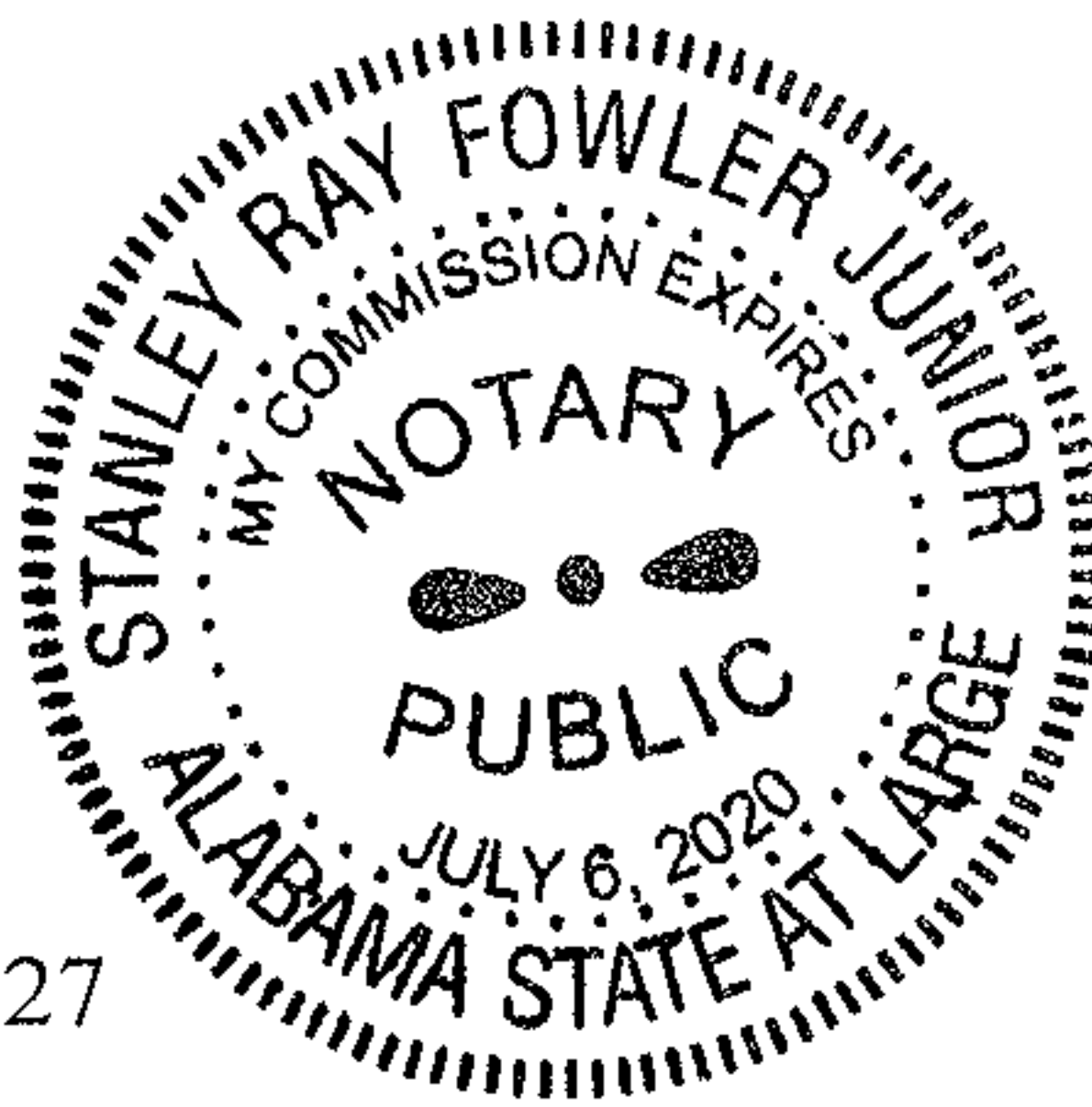
STATE OF ALABAMA )


JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Wilmington Savings Fund Society, FSB, Doing Business As Christiana Trust, Not In Its Individual Capacity, But Solely As Trustee For BCAT 2015-14BTT, 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 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 5 day of February, 2018.

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



  
Notary Public  
My Commission Expires: \_\_\_\_\_





Real Estate Sales Validation Form

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

Grantor's Name Wilmington Savings Fund  
Society, FSB, Doing Business  
As Christiana Trust, Not In Its  
Individual Capacity, But Solely  
As Trustee For BCAT 2015-  
14BTT  
c/o Selene Finance, LP

Grantee's Name Wilmington Savings Fund Society,  
FSB, Doing Business As  
Christiana Trust, Not In Its  
Individual Capacity, But Solely As  
Trustee For BCAT 2015-14BTT  
c/o Selene Finance, LP

Mailing Address 9990 Richmond Ave  
Suite 400 South  
Houston, TX 77042  
\_\_\_\_\_

Mailing Address 9990 Richmond Ave  
Suite 400 South  
Houston, TX 77042  
\_\_\_\_\_

Property Address 6765 Remington Cir  
Pelham, AL 35124  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 01/26/2018

Total Purchase Price \$190,000.00

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)

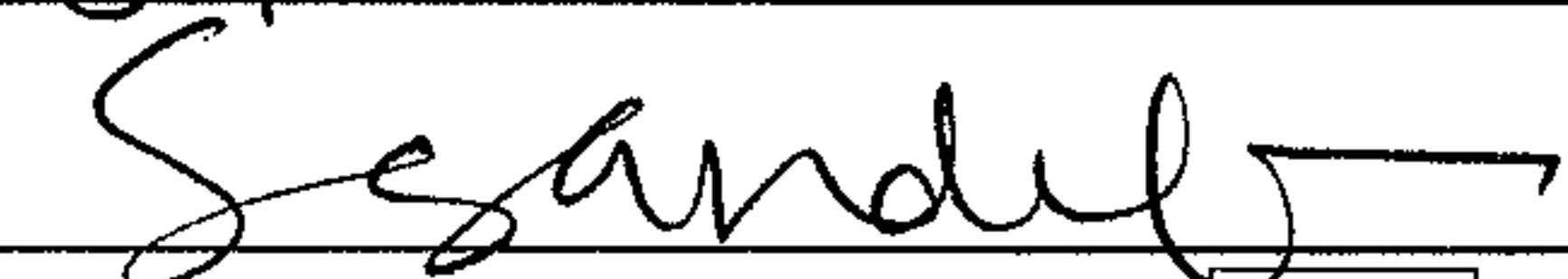
☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other Foreclosure Bid Price \_\_\_\_\_  
☐ Closing Statement

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 \_\_\_\_\_

Print Samantha Sandefur

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

☐ Unattested \_\_\_\_\_  
(verified by)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/07/2018 07:59:19 AM  
\$27.00 CHERRY  
20180207000040150

