



[Real Estate Watch \(REW\)](#) works to hold predatory landlords and developers accountable by providing empirical information and tools to empower Brooklyn residents and small businesses. Real Estate Watch (REW) is the investigative research project of [Equality for Flatbush](#)  
[B4G@equalityforflatbush.org](mailto:B4G@equalityforflatbush.org) or (646)820-6039

### ***Selene Finance, LP - Fact Sheet***

Selene Finance is a mortgage lender that buys distressed mortgages. Their business entities are registered in Houston, TX and New York City, NY. Selene Finance is co-owned by the hedge fund Oaktree Capital Management and the real estate investment firm Ranieri Partners Real Estate. Ranieri Partners is chaired by Lewis Ranieri, also known as the “godfather” of mortgage-backed securities, which was a major driver of the 2008 foreclosure crisis.

Selene Finance has had over 200 lawsuits filed against them, and numerous consumer advocacy online platforms were created to document cases of foreclosure fraud and poor customer service. These include [The Victims of Selene Finance](#), [Selene Finance Complaints](#), and [Selene Finance Pissedconsumer.com](#).

### **BUSINESS NAME**

#### **Selene Finance, LP**

9990 Richmond Avenue, Suite 400, Houston, TX 77042

(877)735-3637, (877) 768-3759

CustomerDisputes@SeleneFinance.com

Other address: 8201 Cypress Plaza Drive, Jacksonville, FL 32256-4423

Business is registered as:

**C/O CT Corporation System**

111 Eighth Avenue, New York, New York 10011

1-212-894-8800, Web url: [ct.wolterskluwer.com](http://ct.wolterskluwer.com)

**CT Corporation System** is a subsidiary of **Wolter Skluwer**

**\*\*Selene Finance's Legal compliance provided by CT Corporation System / Wolter Skluwer**

*“Wolters Kluwer subsidiary CT Corporation, [which] serves as the registered agent for an untold number of real estate LLCs.”*

<https://therealdeal.com/2018/02/26/wolters-kluwer-has-a-lease-out-for-130k-sf-at-28-liberty/>

## BUSINESS DESCRIPTION

- Mortgage Lender
- Specialty mortgage servicer for distressed mortgages
- Selene Finance is a subsidiary of Ranieri Partners Real Estate
- Selene Holdings is owned by funds controlled by Oaktree Capital Management and Lewis Ranieri's Ranieri Partners

## WHO IS MAKING THE MONEY?

### Ranieri Partners Management

<http://www.ranieripartners.com/>

(holding company located in NYC controlling Selene Finance / Selene Funds)

Owned by "Lewie" Lewis Ranieri

*\*used to own and/or might also own Shellpoint Partners / Resurgent Mortgage / Taylor Bean & Whitaker*

*\*Senior Managing Partner at Ranieri Partners = Donald W. Phillips, age 63, Barrington, Illinois*

*\* President and CEO @ Selene Finance = Joe Pensabene, Philadelphia, PA*

*\*The movie "The Big Short" -- The film starts with Lewis Ranieri, the "godfather" of mortgage backed securities, at Solomon Brothers in the 1970s.*

### Oaktree Capital Management

*\*Investment Fund*

*\*Co-founders: Howard Marks & Bruce Karsh*

*\*Oaktree Capital Management buys distressed loans and uses Selene Finance to service the loans.*

## CONTEXT & ADVOCACY

Selene Finance has a contract with HUD (the federal government) to take over distressed mortgages:

### **Warren, Capuano demand HUD curb sales of soured loans to private equity**

*"HUD said it sold more than \$17.3 billion of troubled loans since 2010, with about 95 percent going to investment firms ... Investment firms including Lone Star Funds, Bayview Asset Management and Selene Finance LP have been some of the biggest buyers of delinquent home loans."*

<http://www.telegram.com/article/20150930/NEWS/150939957>

### **The Government Is Selling Thousands of Homes to Hedge Funds Without Their Owners'**

**Knowledge:** *When the Federal Housing Administration takes over a mortgage, homeowners often have little say about what happens next.*

*"They claim that HUD, tasked with creating strong communities and affordable housing, is instead primarily facilitating a massive wealth transfer, with thousands of homes going from distressed borrowers to wealthy investors simply looking to profit."*

*"HUD can't reduce the principal owed on mortgages it holds for homeowners, but it can sell the mortgages in bulk to investors at a steep discount"*

<https://www.theatlantic.com/business/archive/2015/09/the-government-is-selling-thousands-of-homes-to-hedge-funds-without-their-owners-knowledge/406771/>

**Some banks and others who handle mortgages have been forcing homeowners into a corner: You want a chance at saving your home? Then you'll have to waive your right to sue.** *"Recently, for example, two homeowners working with a legal aid organization in the Bronx received temporary payment*

agreements from two different servicers that required the borrower to waive any potential defense to foreclosure. Both companies, Selene Finance and Carrington Mortgage Services, specialize in handling troubled or subprime loans.”

<https://www.propublica.org/article/in-fine-print-banks-require-struggling-homeowners-to-waive-rights>

Class Action Lawsuit against HUD:

***African-American Homeowners Charge HUD with Discrimination***

*HUD's Sale of Mortgages Threatens NYC's African-American Neighborhoods Class Action Lawsuit also Seeks Sanctions against Mortgage Buyer and Servicer*

<http://mobilizationforjustice.org/wp-content/uploads/HUD-Case-Press-Release-FINAL.pdf>

**Lawsuit:** Washington v. HUD et al, 16 CV 3948

Legal Services provided by: Mobilization for Justice: <http://mobilizationforjustice.org/>

100 William Street, 6th Floor, New York, NY 10038, 212-417-3700

## LAWSUITS

There are at least 200 lawsuits related to Selene Finance. A few are included below:

- SNOW v. SELENE FINANCE LP  
1:18-cv-00198, Virginia Eastern, Truth in Lending
- MURPHY v. SELENE FINANCE LP  
1:18-cv-00198, Illinois Northern District Court, Consumer Credit, Fair Credit Reporting Act  
Plaintiff represented by Edelman, Combs, Lattuner & Goodwin LLC
- KAGAN v. SELENE FINANCE L.P.  
Case No. 15-CV-5936 (KMK). United States District Court, S.D. New York. Fair Debt Collection Act, Consumer Credit, September 28, 2016  
“The purpose of the FDCPA is to eliminate abusive debt collection practices and establish “certain rights for consumers whose debts are placed in the hands of professional debt collectors for collection.” <https://www.leagle.com/decision/infdco20161025c51>
- JOHN F. LUNDY, Plaintiff, v. SELENE FINANCE, LP, et al., Defendants.  
United States District Court, N.D. California, March 17, 2016.  
<https://www.leagle.com/decision/infdco20160318910>  
\*Plaintiff won in part, wrongful foreclosure
- DETRIA WALLER, Plaintiff, v. SELENE FINANCE, LP, Defendant  
U.S. District Court for the Southern District of West Virginia case number: 2:17-cv-03625  
\*Defendant has an extension, wrongful foreclosure  
\*Plaintiff’s lawyer - Mountain State Justice: <https://mountainstatejustice.org/>  
\*Press: On April 18, Selene foreclosed on the plaintiff’s home and purchased the property from the foreclosure sale, according to the suit:  
<https://wvrecord.com/stories/511180909-woman-sues-selene-finance-for-illegal-debt-collection>
- RHONDA D. THEUS v. SELENE FINANCE LLC,  
District Court, District of Columbia, Civil Action No. 2014-1280 (D.C. 2015), April 14th, 2015  
<https://www.courtlistener.com/opinion/2793607/theus-v-selene-finance-llc/>  
\*Case dismissed for inadequate evidence to prove proper jurisdiction  
\*Plaintiff represented herself
- MICHAEL E. DALE, Plaintiff, v. SELENE FINANCE LP, Defendant  
District Court, District of Columbia, Civil Action No. 2014-1280 (D.C. 2015), April 14th, 2015  
<https://www.courtlistener.com/opinion/2793607/theus-v-selene-finance-llc/>

\*Case dismissed for inadequate evidence to prove proper jurisdiction

\*Plaintiff represented herself

- CLASS ACTION LAWSUIT:

Robin McNeil and Lillian Marshall v. Selene Finance LP, et al., Case No. 1:16-cv-22930-EGT, in the U.S. District Court for the Southern District of Florida

<https://topclassactions.com/lawsuit-settlements/closed-settlements/827319-selene-finance-lender-placed-insurance-class-action-settlement/>

The settlement Class includes all borrowers in the U.S. who from June 1, 2015 through July 19, 2017: \* were charged by Selene Finance under a lender placed hazard, flood, flood gap, or wind policy issued by or through Southwest Business Corp. and Great American E&S Insurance Co. covering residential property; and \* either paid the net premium for that policy to Selene Finance, or did not pay the premium and still owe it to Selene Finance. Deadline was March 2018.

<https://selenesettlementinfo.com>

## COMPLAINTS

There's an entire Facebook page called "Selene Finance Complaints"

<https://www.facebook.com/SeleneFinanceComplaints/>

There is also an entire website of victims here: <https://thevictimsofselenefinance.org/>

Another website: <https://selene-finance.pissedconsumer.com>

101 Complaints on the Better Business Bureau website

Yelp - 1 Star, 14 reviews

Argus Law Firm: Lawfirm in Chicago recruiting harassment complaints against Selene Finance

AUDIT by HUD in 2016: [www.hudoint.gov](http://www.hudoint.gov)

Findings: Did Not Communicate in a Timely Manner with Customers

Thursday, July 28, 2016, **REPORT NUMBER:** 2016-FW-1005

**BEST PLACE TO SUBMIT A COMPLAINT:** <https://www.consumerfinance.gov/>