

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

AZ
10/14/2008
8:15 AM

Recorded at the request of
Title Court Services Inc

RECORDING REQUESTED BY:

DOC#: **2008051025**

Titles: 1 Pages: 2

FIRST AMERICAN TITLE INSURANCE



Fees 11.00
Taxes 0.00
Others 2.00
PAID \$13.00

WHEN RECORDED MAIL TO:
ETS Services, LLC
2255 North Ontario Street, Suite 400
Burbank, California 91504-3120

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No.: **GM-165803-C** Loan No.: **0592156707**

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION,

and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is **\$7,978.65** as of **10/10/2008**, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the three month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

C/O ETS Services, LLC
2255 North Ontario Street, Suite 400
Burbank, California 91504-3120
(818) 260-1600 phone

015-142-028, 29

5875 Silverado Pl
Paso

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN: That **Executive Trustee Services, LLC dba ETS Services, LLC** is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated **3/3/2006**, executed by **MICHAEL E. COLER AND LORI K. COLER, HUSBAND AND WIFE AS JOINT TENANTS**, as Trustor, to secure certain obligations in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR GMAC MORTGAGE CORPORATION**, as beneficiary, recorded **3/21/2006**, as Instrument No. **2006018998**, in Book , Page , of Official Records in the Office of the Recorder of **San Luis Obispo County, California** describing land therein as:

AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

including **ONE NOTE FOR THE ORIGINAL** sum of **\$350,000.00**; that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

Installment of Principal and Interest plus impounds and/or advances which became due on **7/1/2008** plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such deed of trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The undersigned declares that the beneficiary or its authorized agent has declared that they have complied with California Civil Code Section 2923.5 by making contact with the borrower or tried with due diligence to contact the borrower as required by California Civil Code Section 2923.5.

Dated: 10/10/2008

ETS Services, LLC AS AGENT FOR
BENEFICIARY

BY: _____


Patti Babb
TRUSTEE SALE OFFICER

END OF DOCUMENT™



First American Title Company

899 Pacific Street - San Luis Obispo, CA 93401
Phone (805) 543-8900 FAX (805) 544-0785

Prepared For :

Prepared By: Tyson McDermott

Parcel	: 015 142 028	Total	: \$119,646
Owner	: Coler Michael E & Lori K	Land	: \$114,444
CoOwner	:	Struct	: \$5,202
Site	: 5869 Silverado Pl Paso Robles 93446	Other	:
Mail	: 5875 Silverado Pl Paso Robles Ca 93446	%Imprvd	: 4
Xfered	: 03/21/2006 Doc # : 18997 Multi-parcel	Exempt	:
Price	: \$437,500 Full PrDoc# : 16353	Type	:
Pr Xfer	: 04/19/1995 Deed : Grant Deed	TaxArea	: 104038
PrPrice	: \$138,000 Partial	07-08 Tax:	: \$1,445.04
First TD	: GRANT DEED	MapGrid	:
LandUse	: 101 Vacant,Urban,1-2.5		
Legal	: TR 3 PTN LT 56		

Phone

Owner :

Tenant :

Census : Tract: 103.00 Block : 3
Seller : BURDETT JANINE L 2003 TRUST
School District: Paso Robles Unified

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SqFt	:	Lot Acres	: 1.00
Bathrooms	:	Garage Type	:	Lot SqFt	: 43,560
Fireplace	:	Garage SqFt	:	Bldg Matl	:
Air Cond	:	Stories	:	Year Built	:
Heat Mthd	:	Pool	:		

SALES AND LOAN INFORMATION

Current

Sale Price : \$437,500 Full
Loan Amount : \$350,000
Lender : Gmac Mortgage
Document # : 18997 Multi-parcel
Loan Type : Conventional

Prior

Sale Price :
Prior Date : 04/07/2003
Doc # : 16353