

Recording requested by:
LandAmerica United Title Company- CA

When Recorded Mail To:
NDEx West, L.L.C.
15000 Surveyor Boulevard, Suite 500
Addison, Texas 75001-9013

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder
Recorded at the request of
Public

MVELARDE
10/01/2008
10:35 AM

DOC#: 2008049106



Titles:	1	Pages:	3
Fees			14.00
Taxes			0.00
Others			2.00
PAID			\$16.00



DFF20080187518613

Space above this line for Recorder's use only

Trustee Sale No.: 20080187518613

Title Order No.: 20801397

IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
DEED OF TRUST

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 \$12,197.86 as of 9/29/2008 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.

~~092-157-003~~
092-159-010

557 Orchard Rd C
N/A

**IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

Trustee Sale No. : 20080187518613

Title Order No.:

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:

**CHASE HOME FINANCE, LLC
c/o NDEx West, LLC
15000 Surveyor Boulevard, Suite 500
Addison, Texas 75001-9013
(866) 795-1852**

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: NDEx West, LLC is the original Trustee, duly appointed Substituted Trustee, or acting as Agent for the Trustee or Beneficiary under a Deed of Trust dated 11/16/2005, executed by **RANDOLPH J VALENCIA**, as Trustor, to secure obligations in favor of **NEW CENTURY MORTGAGE CORPORATION**, as Beneficiary **Recorded on 11/22/2005 as Instrument No. 2005097883** of official records in the Office of the Recorder of **SAN LUIS OBISPO County, California**, as more fully described on said Deed of Trust. Including a Note(s)/ Unconditional Guaranty which had a principal amount of **\$303,920.00** that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of:

THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 5/1/2008 AND ALL SUBSEQUENT INSTALLMENTS, TOGETHER WITH LATE CHARGES AS SET FORTH IN SAID NOTE AND DEED OF TRUST, ADVANCES, ASSESSMENTS, FEES, AND/OR TRUSTEE FEES, IF ANY.

NOTHING IN THIS NOTICE SHALL BE CONSTRUED AS A WAIVER OF ANY FEES OWING TO THE BENEFICIARY UNDER THE DEED OF TRUST, PURSUANT TO THE TERMS OF THE LOAN DOCUMENTS.

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said agent, a written Declaration of Default and Demand for same, and has deposited with said agent 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.

DATED: 9/29/2008

NDEx West, LLC as Agent for Beneficiary

By: _____


Clayton Goff

20080187518613
Name: VALENCIA
PA: 557 ORCHARD RD C
NIPOMO, CA 93444

@20080187518613@

DECLARATION OF COMPLIANCE

(California Civil code Section 2923.5(b))

The undersigned mortgagee, beneficiary or authorized agent hereby declares under penalty of perjury, under the laws of the State of California, as follows:

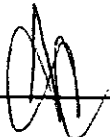
- The mortgagee, beneficiary or authorized agent has contacted the borrower to discuss the borrower's financial situation and to explore options for the borrower to avoid foreclosure in compliance with Cal. Civ. Code Section 2923.5. Thirty days or more have elapsed since the borrower was contacted.
- The mortgagee, beneficiary or authorized agent tried with due diligence but was unable to contact the borrower to discuss the borrower's financial situation and to explore options for the borrower to avoid foreclosure as required by Cal. Civ. Code Section 2923.5. Thirty days or more have elapsed since these due diligence efforts were completed.
- The mortgagee, beneficiary or authorized agent was not required to comply with Cal. Civ. Code Section 2923.5 because:
- The real property is not an owner-occupied single family residence.
 - The loan was not originated between January 1, 2003 and December 31, 2007.
 - The borrower has surrendered the property as evidenced by either a letter confirming the surrender or delivery of the keys to the property to the mortgagee, trustee, beneficiary or authorized agent.
 - The borrower has contracted with someone whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and avoid their loan obligations.
 - The borrower has filed for bankruptcy, and the proceedings have not yet been finalized.

CHASE HOME FINANCE, LLC

Date:

09/24/08

By:



ATTACHMENT TO NOTICE OF DEFAULT

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	: 092 159 010	Total	: \$340,000
Owner	: Valencia Randolph J	Land	: \$160,000
CoOwner	:	Struct	: \$180,000
Site	: 557 Orchard Rd #C Nipomo 93444	Other	:
Mail	: 557 Orchard Rd #C Nipomo Ca 93444	%Imprvd	: 53
Xfered	:	Exempt	:
Price	:	Type	:
Pr Xfer	:	TaxArea	: 52098
PrPrice	:	07-08 Tax:	: \$4,028.78
First TD	:	MapGrid	: 756 B5
LandUse	: 120 Res,Condominium		
Legal	: TR 2671 UNIT 9 & PTN LT 1		

Census : Tract: 124.01 Block : 3
Seller :
School District: Lucia Mar Unified

Phone

Owner :
Tenant :

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Building SqFt	: 1,346	Lot Acres	: .02
Bathrooms	: 2.50	Garage Type	: Garage	Lot SqFt	: 747
Fireplace	:	Garage SqFt	:	Bldg Matl	:
Air Cond	:	Stories	:	Year Built	: 2005
Heat Mthd	:	Pool	:		

SALES AND LOAN INFORMATION

Current

Sale Price :
Loan Amount :
Lender :
Document # :
Loan Type :

Prior

Sale Price :
Prior Date :
Doc # :