

RECORDING REQUESTED BY  
Golden West Savings Association Service Co.

**JULIE RODEWALD**  
San Luis Obispo County – Clerk/Recorder

MVELARDE  
10/22/2008  
9:32 AM

Recorded at the request of  
Title Court Services Inc

AND WHEN RECORDED MAIL TO:  
Golden West Savings Association Service Co.  
Post Office Box 34957  
San Antonio, Texas 78265-4957

DOC#: 2008053389



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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. 2008-46075230  
Loan No. 0046075230

Title Order No. S804684

## NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/06/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: **RONNIE OCHOA AND STEPHANIE OCHOA, HUSBAND AND WIFE**

Duly Appointed Trustee: **GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION**  
Recorded **06/19/2007** as Instrument No. **2007041419** in book , page of Official Records in the office of the Recorder of San Luis Obispo County, California,

Date of Sale: **11/12/2008 at 11:30 AM**

Place of Sale: **At the Osos Street entrance near the doors to the San Luis Obispo County Courthouse, San Luis Obispo, California**

Amount of unpaid balance and other charges: **\$440,573.21**

Street Address or other common designation of real property is purported to be.:

**5675 GROUND SQUIRREL HOLLOW  
PASO ROBLES, CA 93446-8334**

A.P.N.: **015-323-063**

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

Date: 10/16/2008

**Fidelity National Agency Sales & Posting**  
Agent for **GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION**  
15661 Red Hill Ave. Ste. 200  
Tustin, California 92780

Telephone Number: (800) 840-8547

Sale Status Line: (714) 259-7850

  
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SETH WHITE, OFFICER

Of Golden West Savings Association Service Company

Wachovia Mortgage  
PO Box 659558  
San Antonio TX 78265-9558



Loan Number: 0046075230  
Ronnie Ochoa

WACHOVIA

Declaration of Wachovia Mortgage, FSB

Regarding Ronnie Ochoa (hereinafter referred to as "borrower"),  
as required by California Civil Code Section 2923.5(c), I, Winston LaVan  
an officer of Wachovia Mortgage, FSB, declare as follows:

The borrower was contacted regarding loan number 0046075230  
to assess the borrower's financial situation and to explore  
options for the borrower to avoid foreclosure; or

As indicated below, Wachovia Mortgage, FSB, made the  
following efforts to contact the borrower, but contact was  
not made.

- Use of autodialer to contact borrower
- Manually dialed call(s) to the borrower
- Mailed correspondence to the borrower containing  
a toll free number for Wachovia Mortgage, FSB,  
and regarding the delinquency.
- Mailed brochure(s) to the borrower regarding  
options to avoid foreclosure
- Email communication to the borrower

I certify (or declare) under penalty of perjury under the laws of  
the State of California that the foregoing is true and correct.

7/5/08  
Date

W LaVan  
By:  
Title Assistant Vice President

FP010 004 WLA