

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

AM
11/14/2008
8:59 AM

Recorded at the request of
Title Court Services Inc

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Trustee Corps
2112 Business Center Drive,
2nd floor
Irvine, CA 92612

DOC#: 2008057058



Titles: 1 Pages: 2

Fees	11.00
Taxes	0.00
Others	2.00
PAID	\$13.00

[Space above this line for recorder's use only]

Trustee Sale No. CA0926823-3 Loan No. 1009131655 Title Order No. 080040918

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 **\$9,242.46** as of **11/13/2008** 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 to 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 Trustee's Sale is posted (which may not be earlier than the end of 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 property by paying the entire amount demanded by your creditor.

017-202-25

212 2nd st
Shandon

Trustee Sale No. CA0926823-3 Loan No. 1009131655 Title Order No. 080040918
ATO CONTROL NO. 22253AI4V27E

To find out the amount you must pay, to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

INDYMAC FEDERAL BANK, F.S.B.
c/o TRUSTEE CORPS
2112 BUSINESS CENTER DRIVE
2ND FLOOR
IRVINE, CA 92612
(949) 252-8300

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.

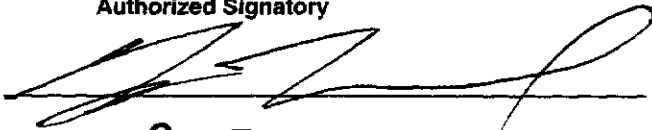
NOTICE IS HEREBY GIVEN THAT: MTC FINANCIAL, INC. dba TRUSTEE CORPS is the original Trustee, duly appointed Substituted Trustee, or acting as Agent for the Trustee or Beneficiary under a Deed of Trust dated 12/22/2006, executed by CUAUHTEMOC CORDOVA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary and MORTGAGE MANAGEMENT CONSULTANTS, INC., as Lender Recorded on 01/03/2007 as Document No. 2007000216 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) for the sum of \$252,000.00 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 06/01/2008 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, ALONG WITH LATE CHARGES, PLUS FORECLOSURE COSTS AND LEGAL FEES.**

That by reason thereof, the present Beneficiary under such Deed of Trust, has executed and delivered to TRUSTEE CORPS, said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the 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 BENEFICIARY OR BENEFICIARY'S AUTHORIZED AGENT HAS COMPLIED WITH CIVIL CODE SECTION 2923.5 AND THE TRUSTEE HEREIN HAS EVIDENCE OF THE FORGOING IN ITS FILE.

DATED: 11/13/08

TRUSTEE CORPS, as Agent for INDYMAC FEDERAL BANK, F.S.B.
BY: Fidelity National Title Insurance Company
Authorized Signatory



Gary Trafford

END OF DOCUMENT

TRUSTEE CORPS IS A DEBT
COLLECTOR. ANY INFORMATION
OBTAINED WILL BE USED FOR
THAT PURPOSE.



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	: 017 202 015	Total	: \$88,911
Owner	: Cordova Cuahtemoc	Land	: \$23,868
CoOwner	:	Struct	: \$65,043
Site	: 212 2nd St Shandon 93461	Other	:
Mail	: PO Box 131 Shandon Ca 93461	%Imprvd	: 73
Xfered	: 02/17/1999 Doc # : 11467	Exempt	:
Price	: \$74,500 Full PrDoc# :	Type	:
Pr Xfer	:	Deed	: Grant Deed
PrPrice	:	TaxArea	: 119011
First TD	: GRANT DEED	08-09 Tax	: \$938.72
LandUse	: 110 Res, Single Family Residence	MapGrid	:
Legal	: TN SHANDON BL 6 LTS 17 & 18		

Census : Tract: 103.00 Block : 5
Seller : SPEER JANICE E
School District: Shandon Unified

Phone

Owner :
Tenant :

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Building SqFt	: 1,116	Lot Acres	: .16
Bathrooms	: 2.00	Garage Type	: Garage	Lot SqFt	: 7,000
Fireplace	:	Garage SqFt	:	Bldg Matl	:
Air Cond	:	Stories	:	Year Built	: 1981
Heat Mthd	:	Pool	:		

SALES AND LOAN INFORMATION

Current

Sale Price : \$74,500 Full
Loan Amount : \$74,022
Lender : Countrywide Hm Lns
Document # : 11467
Loan Type :Fha

Prior

Sale Price :
Prior Date : 02/17/1999
Doc # :