

RECORDING REQUESTED BY:
First American Title Company

WHEN RECORDED MAIL TO:
All American Foreclosure Service
1363 Marsh Street
San Luis Obispo, California 93401

LN No.: Hesse
TS No.: 41293
TO No.:

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder
Recorded at the request of
All American Foreclosure Serv

AG
9/25/2008
1:31 PM

DOC#: 2008048181



Titles:	1	Pages:	2
Fees			11.00
Taxes			0.00
Others			0.00
PAID			\$11.00

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 \$609,276.14 as of 9/25/2008, 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:

Capital Ad-Venture Corp
C/O All American Foreclosure Service
1363 Marsh Street
San Luis Obispo, California 93401
Phone: (805) 543-7088

052-502-012

561 Cooper Dr

SLO

TS No.: 41293

Loan No.: Hesse

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 **All American Foreclosure Service** 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 **8/16/1990**, executed by **Shirley H. Hesse, a widow**, as Trustor, to secure certain obligations in favor of **Commonwealth Life Insurance Company**, as beneficiary, recorded **8/21/1990**, as Instrument No. **58713**, in Book **3568**, Page **42**, of Official Records in the Office of the Recorder of **San Luis Obispo** County, California describing land therein as: Lot 12 in lock C of Tract No. 133, College Highlands Unit No. 5, in the City of San Luis Obispo, County of San Luis Obispo, State of California, according to map recorded January 20, 1959 in Book 6, page 6 of Maps.

Including one **NOTE(S) FOR THE ORIGINAL** sum of **\$318,460.00**, 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:

The balance of principal and interest which became due on 5/5/2008, along with late charges, foreclosure fees and costs and any legal fees or advances that have become due.

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.

Dated: 9/25/2008

All American Foreclosure Service


By **Sheryle A. Machado**, Agent

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	: 052 502 012	Total	: \$75,146
Owner	: Hesse Shirley H	Land	: \$19,767
CoOwner	:	Struct	: \$55,379
Site	: 561 Couper Dr San Luis Obispo 93405	Other	:
Mail	: 929 Pacific St Morro Bay Ca 93442	%Imprvd	: 74
Xfered	:	Exempt	: \$7,000
Price	:	Type	: Homeowners
Pr Xfer	:	TaxArea	: 3005
PrPrice	:	07-08 Tax:	: \$668.20
First TD	:	MapGrid	: 653 H1
LandUse	: 110 Res, Single Family Residence		
Legal	: CY SLO TR 133 BL C LT 12		

Census : Tract: 112.00 Block : 1
Seller :
School District: San Luis Coastalunified

Phone

Owner :
Tenant :

PROPERTY CHARACTERISTICS

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

SALES AND LOAN INFORMATION

Current

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

Prior

Sale Price :
Prior Date :
Doc # :