

RECORDING REQUESTED BY  
Golden West Savings Association Service Co.

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

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

Recorded at the request of  
Title Court Services Inc

AR  
9/09/2008  
9:04 AM

DOC#: 2008045723



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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. 2008-40710204  
Loan No. 0040710204

Title Order No. S803272

## NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/25/2005. 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: ENRIQUE FLORES RICO, A SINGLE MAN

Duly Appointed Trustee: GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION  
Recorded 8/31/2005 as Instrument No. 2005072706 in book , page of Official Records in the office of the Recorder of San Luis Obispo County, California,

Date of Sale: 10/1/2008 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: \$368,178.02

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

117 E BENNETT ST  
NIPOMO, CA 93444-9422

A.P.N.: 090-084-031

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: 9/2/2008

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

  
\_\_\_\_\_  
SETH WHITE, OFFICER

Of Golden West Savings Association Service Company

Wachovia Mortgage, FSB  
TX1871  
4101 Wiseman Boulevard  
San Antonio, TX 78251

Toll Free 866 615-8487



Loan Number: 0040710204  
Enrique Flores Rico

**WACHOVIA**

Declaration of Wachovia Mortgage, FSB

Regarding Enrique Flores Rico (hereinafter referred to as "borrower") as required by California Civil Code Section 2923.5(c), I, Leslie Sais an officer of Wachovia Mortgage, FSB, declare as follows:

\_\_\_\_\_ The borrower was contacted regarding loan number 0040710204 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.

8-27-08  
Date

Leslie Sais  
By: \_\_\_\_\_  
Title Assistant Vice President

FP010 004 LSS



# 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	: 090 084 031	Total	: \$468,180
Owner	: Rico Enrique F	Land	: \$140,454
CoOwner	:	Struct	: \$327,726
Site	: 117 E Bennett St Nipomo 93444	Other	:
Mail	: 4443 2nd St Guadalupe Ca 93434	%Imprvd	: 70
Xfered	: 05/02/2007 Doc # : 30079	Exempt	:
Price	:	Type	:
Pr Xfer	: 06/22/1999 Deed : Grant Deed	TaxArea	: 52098
PrPrice	: \$50,500 Full	07-08 Tax:	: \$4,802.76
First TD	: GRANT DEED	MapGrid	: 756 C2
LandUse	: 110 Res, Single Family Residence		
Legal	: RUNELS ADD 1 BL 6 LT 13 P TN ALLEY		

Census : Tract: 124.01 Block : 1  
Seller : RICO ENRIQUE F  
School District: Lucia Mar Unified

## Phone

Owner :  
Tenant :

## PROPERTY CHARACTERISTICS

Bedrooms	: 3	Building SqFt	: 1,220	Lot Acres	: .17
Bathrooms	: 2.00	Garage Type	: Garage	Lot SqFt	: 7,325
Fireplace	:	Garage SqFt	:	Bldg Matl	:
Air Cond	:	Stories	:	Year Built	: 1988
Heat Mthd	:	Pool	:		

## SALES AND LOAN INFORMATION

### Current

Sale Price :  
Loan Amount :  
Lender :  
Document # : 30079  
Loan Type :

### Prior

Sale Price :  
Prior Date : 09/13/2004  
Doc # : 44681