

# LANDSAFE TITLE

RECORDING REQUESTED BY: Recording Requested by: DPS

RECONTRUST COMPANY

1800 Tapo Canyon Rd., CA6-914-01-94  
SIMI VALLEY, CA 93063

WHEN RECORDED MAIL TO:

RECONTRUST COMPANY

1800 Tapo Canyon Rd., CA6-914-01-94  
SIMI VALLEY, CA 93063

TS No. 10-0104515

Title Order No. 10-8-400397



20110808-00115304-0 1/2

Ventura County Clerk and Recorder

MARK A. LUNN

08/08/2011 08:00:00 AM

537396 \$21.00 CE

APN No. [REDACTED]

## NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/18/2005. 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.**

Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by [REDACTED], A SINGLE MAN, dated 08/18/2005 and recorded 08/26/2005, as Instrument No. 20050826-0212245, in Book , Page of Official Records in the office of the County Recorder of VENTURA County, State of California, will sell on 08/30/2011 at 11:00 AM, At the main entrance to the Government Center Hall of Justice, 800 South Victoria Avenue, Ventura, CA 93001

at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: [REDACTED], VENTURA, CA 93003. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$296,895.58. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state.

Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

If required by the provisions of Section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's office.

RECONTRUST COMPANY, N.A.

1800 Tapo Canyon Rd., CA6-914-01-94

SIMI VALLEY, CA 93063

Phone/Sale Information: (800) 281-8219

AUG 04 2011

By: [Signature]

[REDACTED], Authorized Signer

RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

To: ReconTrust Company, N.A.  
1800 Tapo Canyon Rd.  
Simi Valley, CA 93063

**DECLARATION OF EXEMPTION**

**PURSUANT TO CAL. CIV. CODE 2923.54**


I, [REDACTED], Vice President of BAC Home Loans Servicing, LP ("Lender/Servicer") declare on behalf of Lender/Servicer under penalty of perjury, and under the laws of the State of California, that Lender/Servicer's business records maintained in the ordinary course of business reflect the following is true and correct:

BAC Home Loans Servicing, LP has obtained from the Commissioner of Corporations a final order of exemption pursuant to Cal. Civ. Code Section 2923.53 that is current and valid on the date the accompanying Notice of Sale is filed.

AND

The timeframe for giving Notice of Sale specified in subdivision (a) of Cal. Civ. Code Section 2923.52 **does not** apply pursuant to Section 2923.52(b).

  
\_\_\_\_\_  
(Signature) [REDACTED], Vice President

  
\_\_\_\_\_  
Date