

6719

Trustee Sale No. 805D-054825 Loan No. 501622466 Title Order No. 3958026

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: PLM LENDER SERVICES, INC. is the duly appointed Trustee, Substituted Trustee or Agent for the Beneficiary under a Deed of Trust dated **08-16-2007**, executed by **YOLANDA POSADAS, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY**, as trustor, to secure obligations in favor of "**MERS**" **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, as Beneficiary Recorded **08-24-2007**, Book , Page , Instrument **2007-0565145** of official records, in the office of the Recorder of **SAN DIEGO** County, California, as more fully described on said Deed of Trust.

Said Deed of Trust secures certain obligations including the note(s) for the original sum of **\$233,750.00**. 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:

INSTALLMENT OF INTEREST AND IMPOUNDS WHICH BECAME DUE ON 09/01/2008 , AND ALL SUBSEQUENT INSTALLMENTS , TOGETHER WITH LATE CHARGES, BPO/APPRaisal FEES, INSPECTION FEES, FORECLOSURE FEES AND/OR ATTORNEY FEES. IN ADDITION, SHOULD ANY PRIOR LIEN OR ENCUMBRANCE, INCLUDING PROPERTY TAXES AND PREMIUMS ON INSURANCE REQUIRED BY THE DEED OF TRUST, BE OR BECOME DELINQUENT, SAID DELINQUENCY MUST BE CURED AND WRITTEN EVIDENCE OF THE CURE MUST BE PROVIDED. FURTHERMORE, SHOULD THE BENEFICIARY ADVANCE SUMS TO PROTECT ITS SECURITY, SAID ADVANCES, TOGETHER WITH INTEREST, MUST BE PAID AS A CONDITION OF REINSTATEMENT OR PAYOFF.

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to 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 undersigned mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code § 2923.5(b) declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower as required by California Civil Code 2923.5.

DATE: 02-27-2009

PLM LENDER SERVICES, INC.
Agent for the Beneficiary
By: First American Title, as its Agent



CHARLOTTE OLMOS