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**Subject:** See if u can access it now))07-07-05 NOTICE OF DEFAULT

**From:** Nuha Sayegh <nuha@recovery-compass.org>

**To:** Eric Jones <eric@recovery-compass.org>

**Date Sent:** Monday, November 3, 2025 4:08:07 PM GMT-08:00

**Date Received:** Monday, November 3, 2025 4:08:26 PM GMT-08:00

**Attachments:** 07-07-05 NOTICE OF DEFAULT.pdf

This page is part of your document - DO NOT DISCARD

05 1598661

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

8:41 AM JUL 07 2005

**TITLE(S) :**



LEAD SHEET

**FEE**

D.T.T.

FEE \$7	E
DAF \$2	

**CODE**  
20

**CODE**  
19

**CODE**  
9

Assessor's Identification Number (AIN)  
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

2  
05 1598661

[RECORDING REQUESTED BY]  
NATIONWIDE TITLE CLEARING  
[AND WHEN RECORDED MAIL TO]  
Nationwide Title Clearing  
2100 Alt. 19 North  
Palm Harbor, FL 34683

DSLA#: 9041237181  
CHF#: 1958016264

**CORPORATE ASSIGNMENT OF DEED OF TRUST  
FOR GOOD AND VALUABLE CONSIDERATION,**  
the sufficiency of which is hereby acknowledged, the undersigned,  
**DOWNEY SAVINGS & LOAN ASSOCIATION, F.A., A CALIFORNIA CORPORATION,**  
**WHOSE ADDRESS IS 3501 JAMBOREE RD. 3RD FLOOR N. TOWER, NEWPORT BEACH,**  
**CA 92660, ASSIGNOR,** by these presents does convey, grant, sell,  
assign, transfer and set over the described Deed of Trust together  
with the certain note(s) described therein, without recourse,  
representation or warranty, together with all right, title and  
interest secured thereby, all liens, and any rights due or to become  
due thereon to **CHASE HOME FINANCE LLC, A DELAWARE CORPORATION, WHOSE**  
**ADDRESS IS 194 WOOD AVENUE SOUTH , ISELIN, NJ 08830, ITS SUCCESSORS**  
**OR ASSIGNS, (ASSIGNEE).**

Said Deed made by **FAHED SAYEGH** and recorded on 12/23/2004 as Inst#  
04-3327132 in Book Page in the office of the LOS ANGELES County  
Recorder, CA.

Dated: 04/01/2005  
DOWNEY SAVINGS & LOAN ASSOCIATION, F.A.

By: CRYSTAL MOORE VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS  
On 05/12/2005 before me, MARY JO MCGOWAN (#DD0236404), Notary  
Public, personally appeared CRYSTAL MOORE, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the  
person whose name is subscribed to the within instrument and  
acknowledged to me that he/she executed the same in his/her  
authorized capacity, and that by his/her signature on the instrument  
the person, or entity upon behalf of which the person acted, executed  
the same.

WITNESS MY hand and official seal.

MARY JO MCGOWAN (#DD0236404) Notary Public

My Commission expires: 07/30/2007

Prep by: J. Lesinski/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152



DSLCH 3334345

CJ410622



form5/FRMCA1

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**20072104573**

Pages:  
003



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

09/12/07 AT 08:00AM

Fee: 12.00  
Tax: 0.00  
Other: 0.00  

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Total: 12.00

**Title Company**

**TITLE(S) :**



L E A D S H E E T

**Assessor's Identification Number (AIN)**  
To be completed by Examiner OR Title Company in black ink.      Number of AIN's Shown

02202

**THIS FORM IS NOT TO BE DUPLICATED**

Recording Requested By  
When Recorded Mail To

Cal-Western Reconveyance Corp.  
P.O. Box 22004  
525 East Main Street  
El Cajon CA 92022-9004

09/12/07

20072104573

Trustee Sale No. 1116806-11

Space Above This Line For Recorder's Use

Loan No. XXXXX6264 Ref: SAYEGH, FAHED

## NOTICE OF DEFAULT

### 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 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 \$9,228.02 as of September 11, 2007, 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 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 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:  
**CHASE HOME FINANCE LLC**

C/O Cal-Western Reconveyance Corporation  
P.O. Box 22004  
525 East Main Street  
El Cajon CA 92022-9004  
(619)590-9200

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

3

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 OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

**NOTICE IS HEREBY GIVEN:**

**CAL-WESTERN RECONVEYANCE CORPORATION** 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 December 13, 2004 executed by

**FAHED SAYEGH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** as trustor, to secure certain obligations in favor of

**DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.**  
as beneficiary

recorded as document 04 3327132 on December 23, 2004 in book XX page XX official records in the office of County Recorder of LOS ANGELES County, California, describing land therein as:

### **COMPLETELY DESCRIBED IN SAID DEED OF TRUST**

said obligations including a promissory note for the principal sum of \$300,000.00 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:

Failure to pay the monthly payment due May 1, 2007 of principal and interest and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

That by reason thereof the present beneficiary under such Deed of Trust has deposited with said 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.

T.S. 1116806-11

Dated: September 11, 2007

**CAL-WESTERN RECONVEYANCE CORPORATION**, by  
Orange Coast Title, as agent

Signature By Susan Dana  
Susan Dana

01/03/2007 rev

Nodca doc Page 2 of 2

87  
210457

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**20072457796**

Pages:  
002



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County, California

Fee: 9.00  
Tax: 0.00  
Other: 0.00  

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10/31/07 AT 08:00AM  
Total: 9.00

Title Company

**TITLE(S) :**



L E A D S H E E T

Assessor's Identification Number (AIN)  
To be completed by Examiner OR Title Company in black ink.      Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By:  
ORANGE COAST TITLE

RECORDING REQUESTED BY

And When Recorded Mail To

10/31/07



20072457796

FIRST SECURITY MORTGAGE  
4669 MURPHY CANYON ROAD, SUITE 101  
SAN DIEGO CA 92123

916728-05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. 1116806-11  
Loan No. XXXXXX6264  
Ref: FAHED SAYEGH

**NOTICE OF RESCISSION  
OF NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

Whereas, the undersigned, as Trustee under that certain Deed of Trust hereinafter described, and Whereas, Notice was heretofore given by the undersigned, as such Trustee, of breach of the obligations for which said Deed of Trust is security and of election to cause to be sold the property therein described, which Notice was recorded on September 12, 2007 in LOS ANGELES County CALIFORNIA, as Instrument No.07-2104573, in BookXX, Page XX of Official Records;

Now, Therefore, Notice is Hereby Given that the undersigned, as such Trustee, does hereby rescind, cancel and withdraw said Notice of Default and Election to Sell under Deed of Trust; it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default--past; present or future--under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election; without prejudice, not to cause a sale to be made pursuant to said Notice, and shall in nowise jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby are hereby reinstated and shall be and remain in force and effect the same as if said Notice of Default had not been made and given. Said Deed of Trust above referred to was executed by FAHED SAYEGH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Trustor, to CAL-WESTERN RECONVEYANCE CORPORATION, as duly appointed Trustee and recorded as Instrument No:04 3327132 on December 23, 2004 in Book XX Page XX of official Records and covering the following described property in LOS ANGELES county, CALIFORNIA

COMPLETELY DESCRIBED IN SAID DEED OF TRUST

Dated October 25, 2007

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By

Mary J. Statham