

**Property Address:**

7174 ROSANNA ST  
GILROY, CA 95020

**Ayayo Law Offices**  
940 South Coast Drive Suite 100  
Costa Mesa, CA 92626  
888-824-3943



ALO2012021858741

TRUSTEE SALE NO: 77468

FHA/VA/PMI NO: 198340

**NOTICE OF FORECLOSURE SALE**

**YOUR PROPERTY LOCATED AT 7174 ROSANNA ST IS SCHEDULED FOR AUCTION ON: 11/26/2012  
TIME: 10:00 AM COURT: 190 N MARKET ST, SAN JOSE, UNLESS YOU TAKE ACTION.**

Dear Agnes B [REDACTED]

Your lender has hired trustee FCI LENDER SERVICES INC to sell your property on the date listed above. Do not let the lender sell your property out from under you. We have developed a program that can delay the sale of your property without filing bankruptcy. (Bankruptcy should never be filed to solely delay a foreclosure. This is a short term solution and more damaging.) What we do is challenge the trustee on a set of legal procedures used to compel the trustee to verify that the property owner's rights were protected through the foreclosure process. When questioned, the trustee stops the sale while they research our challenges. This will give you the time you need to complete your loan modification, close a short sale or determine an appropriate exit strategy. This is not a gimmick, and our approach is completely legal. Call us today for a FREE consultation with one of our trained experts that will understand your situation and explain how our program works.

RE: FCI LENDER SERVICES INC  
Agnes B [REDACTED] 21  
[REDACTED] McCoy Ave  
Saratoga, CA 95070-4709

REFERENCE ID : 519897454  
TRUSTEE SALE: 77468



**Homeowner Alerts:**

Pending Loan Modification or short sale does not usually stop a foreclosure Auction Sale.  
If your property recently sold in a foreclosure Auction don't move until you call Us.

**CALL TO DISCUSS DELAYING YOUR FORECLOSURE SALE TODAY.**

**1-888-824-3943**

**ACT NOW, BEFORE IT'S TOO LATE!**

[www.trusteedelay.com](http://www.trusteedelay.com)

**Law Firm Hours: Monday - Friday 8:30AM - 6PM**

Su prestamista contrato al administrador para vender su propiedad a menos que usted tome acción. Podemos parar la venta de su propiedad para darle el tiempo necesario para completar una modificación de préstamo, venta corta o simplemente necesita más tiempo en su propiedad. Llámenos hoy para una consulta gratuita.

**DISCLOSURES:**

Christopher P. Ayayo is an attorney licensed by the State Bar of California, State Bar No. 172594 and is licensed and authorized to perform foreclosure prevention services. Beware of companies that are not law firms who offer foreclosure prevention services to you, as they are often acting as Foreclosure Consultants without being licensed and bonded as required by the state of California. These companies are usually not licensed or bonded, and such tactics may subject you to civil and criminal liability. If you recently filed bankruptcy, verify that your lender has not obtained an order allowing them to sell the property. Due to delay in title transfers, please disregard this notice if you recently purchased this property.