



2016061371

03/14/2016 02:59 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
STEVE MANNING
RECORDING FEE: 31.00

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
Jerry Taylor
King, King & Zarkin, A Professional Corp.
1999 Harrison Street, Suite 1800
Oakland, CA 94612



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SPACE ABOVE THIS LINE FOR RECORDERS USE

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
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 the 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 3 months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$3,748,929.97 as of February 10, 2016 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.

On 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 3-month period stated above), among other things, (1) to provide additional time in which to cure the default by transfer of the property or otherwise, (2) to establish a schedule of payments in order to cure your default, or both (1) and (2).

Following expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed on 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:

Name of Beneficiary: William H. Taylor and Ann C. Taylor, Trustees of the Taylor Family Trust U/D/T April 1, 1991 as to an undivided fifty percent (50%) interest and Jerry Taylor, a single man as to an undivided fifty percent (50%) interest
Address: King, King & Zatkan, A Professional Corp.
1999 Harrison Street, Suite 1800
Oakland, CA 94612
Phone Number: (510) 844-3410

If you have any questions, you should contact a lawyer or the government agency that 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 William H. Taylor and Ann C. Taylor, Trustees of the Taylor Family Trust U/D/T April 1, 1991 as to an undivided fifty percent (50%) interest and Jerry Taylor, a single man as to an undivided fifty percent (50%) interest, as beneficiary under the deed of trust executed by 1011 University, LLC as trustor to Old Republic Title Company, a California Corporation, as trustee, and William H. Taylor and Ann C. Taylor, Trustees of the Taylor Family Trust U/D/T April 1, 1991 as to an undivided fifty percent (50%) interest and Jerry Taylor, a single man as to an undivided fifty percent (50%) interest as beneficiary, which is dated February 10, 2010 and recorded as document number 2010040072 in the official records of Alameda County, California:

(1) Declare that a breach of the obligation secured by the deed of trust has occurred in that 1011 University, LLC has failed and refused, and continues to fail and refuse, to make the entire payment of principal and accruing interest due on February 15, 2015 and subsequent payments of accrued interest due, and

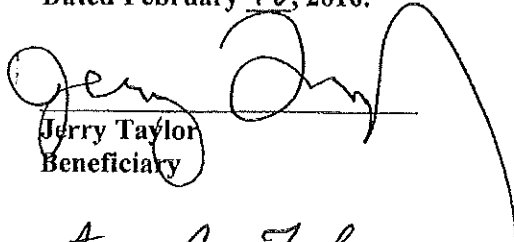
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(2) Further declare that all sums secured by the deed of trust are immediately due and payable and that they elect to sell or cause to be sold the property subject to the deed of trust in order to satisfy the obligation.

Dated February 18, 2016.


Jerry Taylor
Beneficiary


Ann C. Taylor, Trustee of the
Taylor Family Trust U/D/T April 1, 1991
Beneficiary