

**NOTICE TO QUIT
CCP SECTION 1161a(b)(3)**

TO: _____

DOES 1 TO 10 INCLUSIVE,

ALL OTHER OCCUPANT(S), TENANTS AND SUBTENANTS

NOTICE IS HEREBY GIVEN that (i) within Three (3) days after service on you of the Notice in the event you are the original owner or a successor owner of the property or (ii) within Ninety (90) days after service on you of this Notice in the event you are an occupant of the property, and not one of the owners of the property, you are required to quit and deliver up possession of the premises to the undersigned, who is authorized to receive same, or the undersigned will institute legal proceedings against you to recover possession of said premises and for rents or damages as provided by law, including treble damages.

You are required to quit and deliver up possession of said premises for the reason that they were duly sold to _____ on or about _____ in accordance with Section 2924 of the Civil Code of the State of California under the power of sale contained the Deed of Trust encumbering the property. Title under sale has been duly perfected.

This notice to you is given pursuant to the provisions of Section 1161a(b)(3) of the Code of Civil Procedure of the State of California.

DATED:

SIGNATURE OF PERSON AUTHORIZED TO SIGN

NOTICE TO ANY RENTERS LIVING

AT _____,

(Property Address)

The attached notice means that your home was recently sold in foreclosure and the new owner plans to evict you.

You should talk to a lawyer **NOW** to see what your rights are. You may receive court papers in a few days. If your name is on the papers it may hurt your credit if you do not respond and simply move out.

Also, if you do not respond within five days of receiving the papers, even if you are not named in the papers, you will likely lose any rights you may have. In some cases, you can respond without hurting your credit. You should ask a lawyer about it.

You may have the right to stay in your home for 90 days or longer, regardless of any deadlines stated on any attached papers. In some cases and in some cities with a "just cause for eviction law," you may not have to move at all. But you must take the proper legal steps in order to protect your rights.

How to Get Legal Help

If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association.

AVISO A CUALQUIER INQUILINO VIVIENDO EN

(Property Address)

Este aviso significa que su casa fue vendida recientemente en la ejecución hipotecaria y el nuevo propietario tiene planes para desalojarlo.

Usted debe de hablar con un abogado **AHORA** para ver cuáles son sus derechos. Puede recibir documentos de la corte en unos pocos días. Si su nombre está en los documentos, esto podrá hacerle daño a su crédito si usted no responde y simplemente desaloja.

Además, si usted no responde dentro de los cinco días de haber recibido los documentos, incluso si no fue nombrado en los documentos, es probable que pierda los derechos que pueda tener. En algunos casos, puede responder sin perjudicar su crédito. Usted debe de consultar con un abogado al respecto.

Usted puede tener el derecho de permanecer en su casa durante 90 días o más independientemente de las fechas que sean identificadas en los documentos. En algunos casos y en algunas ciudades con una "causa justa de la ley de desalojo," es probable que no tenga que moverse en absoluto. Pero usted debe de tomar las medidas adecuadas para proteger sus derechos legales.

Cómo Obtener Ayuda Legal

Si no puede pagarle a un abogado, usted puede ser elegible para servicios legales gratuitos de un programa de servicios legales no lucrativo. Puede encontrar estos grupos no lucrativos en el sitio de Servicios Legales de California (www.lawhelpcalifornia.org), por la línea Centro de Ayuda de las Cortes de California en (www.courtinfo.ca.gov/selfhelp), o por contacto con la corte local o con la asociación de barra del condado.