

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF ORANGE**

PAUL NGUYEN, an individual, on behalf of
himself, on behalf of all persons similarly
situated, and on behalf of the general public,

Plaintiff,

vs.

WELLS FARGO HOME MORTGAGE, INC.,

Defendant.

CASE NO. 05 CC 00116

CLASS ACTION

NOTICE OF PENDENCY OF CLASS ACTION

TO: All California borrowers who between January 1, 2003 and December 31, 2006 were charged Lender Placed Insurance premiums by Wells Fargo Home Mortgage, Inc., except those persons to whom the total premium was completely canceled without any payment, or to the extent any payments were made, received a full refund. This Notice contains important information which may affect you. Please read it carefully. **YOU ARE NOT BEING SUED. DO NOT CONTACT WELLS FARGO.**

THE LAWSUIT

Now pending in the Superior Court of the State of California for the County of Orange is a lawsuit entitled Nguyen, et al. v. Wells Fargo Home Mortgage, Inc., Case No. 05 CC 00116 (the "Lawsuit"). The Lawsuit generally alleges that, on those occasions when Wells Fargo Home Mortgage, Inc. ("Wells") placed Lender Placed Insurance on the mortgage loan accounts of Wells' California borrowers who did not provide their own hazard insurance, the charges to those borrowers for this insurance violated California law. Wells denies the allegations of the Lawsuit and contends that the charges to borrowers for the purchase of Lender Placed Insurance were lawful and proper. Lender Placed Insurance is insurance purchased by the lender when the homeowner does not maintain hazard insurance on the property on which the lender has a loan secured by the property.

The Court has not formed any opinions concerning the merits of the Lawsuit, nor has the Court ruled for or against the Plaintiff as to any of his claims. The sole purpose of this notice is to inform you of the Lawsuit so that you may make an informed decision as to whether you wish to remain in or opt out of this Class Action.

DEFINITION OF THE CLASS

On July 13, 2007, the Court ordered that the Lawsuit may proceed as a class action on behalf of the following persons:

All California residents who had a real property loan or "mortgage" with Wells Fargo Home Mortgage, Inc. and who were charged for Property Insurance obtained by Wells Fargo between January 1, 2003 and December 31, 2006, except those persons to whom the total premium was completely canceled without any payment, or to the extent any payments were made, received a full refund.

CONSEQUENCES OF CLASS MEMBERSHIP

If you were charged any amount for Lender Placed Insurance placed by Wells under the circumstances set forth above under “Definition of the Class,” you will automatically be considered a member of the class. YOU NEED NOT DO ANYTHING IF YOU WISH TO BE INCLUDED IN THE CLASS, THERE IS NO NEED FOR YOU TO CALL, WRITE OR SEND ANYTHING AT THIS TIME IN ORDER FOR YOU TO REMAIN A MEMBER OF THE CLASS. Class Counsel identified below will prosecute the claims in the Lawsuit on behalf of the class at no expense to you. You may be entitled to share in the benefits obtained in litigation and will be bound by any judgment, whether favorable or unfavorable, or any settlement entered in the Lawsuit.

CLASS COUNSEL

The names and addresses of the attorneys who represent Plaintiff and the Class are:

Blumenthal & Nordrehaug
Norman B. Blumenthal (State Bar #068687)
Kyle R. Nordrehaug (State Bar #205975)
Aparajit Bhowmik (State Bar #248066)
2255 Calle Clara
La Jolla, CA 92037
Tel.: (858) 551-1223 X 121
Fax: (858) 551-1232
E-Mail: bam@bamlawlj.com
Website: www.bamlawca.com

CLASS MEMBERS’ RIGHTS

Join the Class: If you want to be part of this case, you do not need to do anything at this time. Class Counsel will represent the Class in the Lawsuit at no out-of-pocket cost to you. If you so choose, and if you establish that you are a member of the Class, you may also hire your own counsel, at your own expense, to represent you and participate in this case on your behalf.

Exclude Yourself and File Your Own Lawsuit: If you do not want to be part of this case, you may exclude yourself from the Class by following the directions below. If you do not exclude yourself, you will automatically be considered a member of the Class. If you do exclude yourself from the Class, you may also choose to file your own lawsuit at your own expense.

PARTICIPATION

If you participate as part of the Class, your participation in any recovery that may be obtained from Defendant through the trial or settlement of this Lawsuit will depend on the results of the Lawsuit. If no recovery is obtained for the Class, you will be bound by that result. You will also be bound by any settlement or judgment approved by the Court.

You may be required as a condition of participating in any monetary recovery, through settlement or trial, to present verification of your entitlement to any such recovery.

HOW TO BE EXCLUDED FROM THE LAWSUIT

The Court will exclude you from the Class if your written request for exclusion is mailed to the Class Administrator: Wells Fargo Lender Placed Insurance Litigation Class Administration c/o Gilardi & Co., P.O. Box 8060, San Rafael, CA 94912-8060, and is post-marked on or before March 31, 2008. The request should state: "I DO NOT WANT TO BE PART OF THE PLAINTIFF CLASS IN NGUYEN v. WELLS FARGO HOME MORTGAGE, INC., NO. 05 CC 00116." The request should be signed with your name, address and loan number printed below your signature.

If you do not make a timely request for exclusion in the manner specified, any claims you may have against Wells Fargo with respect to Lender Placed Insurance charges on your residential mortgage loan will be finally resolved by the judgment or settlement in the case.

EXAMINATION OF PAPERS

This notice does not fully describe the Lawsuit. You may inspect the court files at the Complex Civil Center, 751 West Santa Ana Boulevard, Santa Ana, California 92701, from 8:30 am. to 4:30 p.m., Monday through Friday. PLEASE DO NOT CALL OR WRITE TO THE COURT OR THE CLERK OF THE COURT. You can also view the Class Certification Order on Class Counsel's website at www.bamlawca.com or can call 1-866-344-6251 to change your address.

**PLEASE DO NOT CONTACT THE COURT OR THE COURT CLERK
REGARDING THIS ACTION.**

DO NOT CONTACT WELLS FARGO.

Dated: January 10, 2008

By: The Hon. Stephen J. Sundvold
Judge of the Superior Court

THIS NOTICE DOES NOT AFFECT YOUR OBLIGATION TO MAKE PAYMENTS ON ANY LOAN YOU MAY HAVE WITH WELLS FARGO HOME MORTGAGE, INC.