

URGENT: NOTICE OF TRUSTEE'S SALE WARNING

Date: [Insert Date]

To: [Homeowner Name]

Property Address: [Insert Property Address]

Loan Number: [Insert Loan Number]

FINAL NOTICE PRIOR TO FORECLOSURE SALE

Dear [Homeowner Name],

This letter serves as a formal warning regarding the upcoming Trustee's Sale of your property located at [Property Address]. Our records indicate that you have failed to cure the default on your mortgage loan within the timeframe previously provided.

A Trustee's Sale has been scheduled for:

- **Sale Date:** [Insert Date of Sale]
- **Sale Time:** [Insert Time of Sale]
- **Location:** [Insert Location of Sale, e.g., County Courthouse Steps]

If the total amount required to reinstate your loan is not received by [Insert Deadline Date/Time], your property will be sold to the highest bidder. Once the sale is finalized, you will lose all legal rights and ownership of the property and may be subject to eviction.

TO STOP THE SALE:

You must immediately pay the total reinstatement amount of **\$\$[Insert Amount]**. This amount includes past due payments, late fees, legal costs, and trustee fees. Please contact our office at [Insert Phone Number] immediately to obtain final wiring instructions or to discuss any last-minute loss mitigation options that may be available to you.

Time is of the essence. Failure to act immediately will result in the loss of your home.

Sincerely,

[Trustee Name/Lender Name]

[Contact Person Department]

[Phone Number]

[Address]