

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Date: [Insert Date]

[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

RE: Notice of Default regarding the Property located at:
[Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your obligations under the Deed of Trust and Promissory Note associated with the above-referenced property. As of [Insert Date], your loan account is delinquent in the amount of \$[Insert Total Amount Due].

This amount includes the following:

- Past Due Principal and Interest: \$[Amount]
- Late Charges: \$[Amount]
- Escrow Deficiencies: \$[Amount]
- Legal/Administrative Fees: \$[Amount]

URGENT ACTION REQUIRED:

To prevent the initiation of a Trustee Sale (Foreclosure), you must pay the total amount due in certified funds to the address listed below no later than [Insert Deadline Date].

Failure to cure this default by the specified date will result in the following actions:

1. Acceleration of the entire remaining loan balance.
2. The recordation of a formal Notice of Default.
3. The scheduling of a Trustee's Sale to sell the property at public auction.

If the property is sold at a Trustee's Sale, you will lose all rights, title, and interest in the property and may be required to vacate the premises immediately.

Please contact our office at [Insert Phone Number] immediately to discuss payment or to provide proof if you believe this notice was sent in error.

Sincerely,

[Your Name/Company Name]
[Title, e.g., Trustee/Loan Servicer]

[Contact Address]
[Phone Number]