

CRITICAL WARNING: NOTICE OF TRUSTEE'S SALE

Date: [Insert Date]

Property Address:

[Insert Street Address]

[Insert City, State, Zip Code]

Loan Number: [Insert Loan Number]

Trustee Sale No: [Insert Sale Number]

URGENT NOTICE REGARDING YOUR PROPERTY

This letter serves as formal notification that a Trustee's Sale has been scheduled for your property. This is a legal action that may result in the loss of your home through foreclosure.

SALE INFORMATION:

- **Scheduled Date of Sale:** [Insert Date]
- **Scheduled Time of Sale:** [Insert Time]
- **Location of Sale:** [Insert Location/Address of Auction]

TOTAL AMOUNT REQUIRED TO REINSTATE: \$[Insert Amount]

The amount listed above is required to stop the foreclosure process and must be paid in certified funds. Please note that this amount may increase daily due to additional interest, legal fees, and costs.

IMPORTANT STEPS TO TAKE IMMEDIATELY:

1. **Contact the Trustee:** Call [Insert Trustee Name] at [Insert Phone Number] to obtain the most current payoff or reinstatement figures.
2. **Seek Legal Advice:** You are strongly encouraged to contact an attorney or a government-approved housing counselor to discuss your options.
3. **Explore Loss Mitigation:** You may still be eligible for a loan modification, short sale, or deed-in-lieu of foreclosure.

FAILURE TO ACT:

If you do not take action by the scheduled sale date, your property will be sold to the highest bidder. After the sale is completed, you will no longer own the property and may be subject to eviction.

Sincerely,

[Insert Name/Entity]

[Insert Company Name]

[Insert Contact Phone Number]

[Insert Return Address]