

RECORDING REQUESTED BY: [Trustee Name]

WHEN RECORDED MAIL TO:

[Trustee Address]

[City, State, Zip Code]

NOTICE OF TRUSTEE'S SALE

TS No.: [Trustee Sale Number]

APN: [Assessor's Parcel Number]

Reference No.: [Loan or Deed of Trust Reference Number]

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED [Date of Deed of Trust].
**UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD
AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE
PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

On [Sale Date] at [Sale Time], at [Specific Location of Sale, e.g., County Courthouse Steps],
[Trustee Name], as duly appointed Trustee under and pursuant to Deed of Trust recorded on
[Recording Date], as Instrument No. [Instrument Number], in Book [Book Number], Page [Page
Number], of Official Records in the office of the County Recorder of [County Name] County,
State of [State], executed by:

Trustor (Borrower): [Borrower Name]

Beneficiary (Lender): [Lender Name]

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH (payable at time
of sale in lawful money of the United States) all right, title, and interest conveyed to and now
held by it under said Deed of Trust in the property situated in said County and State described as:

[Insert Legal Description of Property or Street Address]

The total amount of the unpaid balance of the obligation secured by the property to be sold and
reasonable estimated costs, expenses and advances at the time of the initial publication of the
Notice of Sale is: **[\$Total Amount Owed]**.

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a
written Declaration of Default and Demand for Sale, and a written Notice of Default and
Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be
recorded in the county where the real property is located.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien,
you should understand that there are risks involved in bidding at a trustee auction. You will be

bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court. Information about trustee sale postponements can be obtained by attending the scheduled sale.

Dated: [Date of Notice]

[Trustee Name/Signature]

[Trustee Title]

[Trustee Phone Number]