

NOTICE OF FORECLOSURE SALE

Date: [Current Date]

To: [Borrower Name]
[Property Address]
[City, State, Zip Code]

RE: Notice of Sale regarding Property Address: [Property Address]

Dear [Borrower Name],

This letter serves as formal notice that due to your default under the terms of your Mortgage/Deed of Trust dated [Date of Original Loan], and the subsequent failure to cure said default, the beneficiary has elected to proceed with a foreclosure sale of the property located at:

[Full Legal Address of Property]

The foreclosure sale is scheduled to take place as follows:

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

The total amount required to pay off the loan and stop the foreclosure process as of [Date] is \$[Total Payoff Amount]. Please note that this amount may increase daily due to the accrual of interest, legal fees, and administrative costs.

You have the right to reinstate your loan or pay the debt in full prior to the sale. If you wish to obtain an updated payoff or reinstatement figure, please contact [Lender/Law Firm Name] at [Phone Number] immediately.

Failure to take action prior to the date and time listed above will result in the sale of the property at public auction to the highest bidder. Following the sale, you may be required to vacate the premises.

Sincerely,

[Name of Trustee or Representative]
[Company Name]
[Phone Number]
[Email Address]