

Current Date: [Date]

[Lender/Servicer Name]
[Foreclosure Department/Legal Department]
[Street Address]
[City, State, Zip Code]

**RE: NOTICE OF TITLE DEFECT AND REQUEST FOR IMMEDIATE
CANCELLATION OF FORECLOSURE SALE**

Borrower Name: [Borrower Name]
Property Address: [Full Property Address]
Loan Number: [Loan Number]
Foreclosure Sale Date: [Scheduled Sale Date]
TS/Case Number: [Trustee or Case Number]

To the Foreclosure Department/Trustee,

I am writing to formally notify you of a significant title defect discovered regarding the property referenced above. Due to this defect, the legal chain of title is compromised, rendering the pending foreclosure sale invalid under current state law.

The specific title defect identified is as follows: [Briefly describe defect, e.g., break in chain of assignments, incorrect legal description, or unreleased prior lien].

Because the title is currently unmarketable and the legal authority to foreclose is in question, I am requesting that you immediately:

1. Cancel or postpone the foreclosure sale scheduled for [Date].
2. Rescind any pending notice of sale.
3. Provide written confirmation that the sale has been stayed pending a full investigation into the title issues.

Proceeding with a sale despite knowledge of a title defect may result in a wrongful foreclosure action and potential liability for all parties involved. Please provide a response regarding the status of the sale cancellation within [Number] hours.

Sincerely,

[Your Signature]
[Your Printed Name]
[Your Phone Number]
[Your Email Address]