

URGENT: NOTICE OF ACCELERATION AND INTENT TO FORECLOSE

Date: [Insert Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: Notice of Default - Account Number: [Insert Account Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your obligations under the terms of the Promissory Note and Security Instrument (the "Lien") dated [Insert Date of Agreement] regarding the property located at:

[Insert Property Address]

As of [Insert Date], your account is delinquent in the amount of \$[Insert Total Amount Past Due]. This total includes past due principal, interest, late fees, and costs of collection.

NOTICE OF ACCELERATION:

Failure to pay the full amount stated above by [Insert Deadline Date/30 Days from Notice] will result in the immediate acceleration of the entire remaining balance of your loan. If the default is not cured, the full unpaid principal balance, plus accrued interest, will become immediately due and payable without further demand.

WARNING OF FORECLOSURE:

If you do not cure this default by the date specified above, we will initiate foreclosure proceedings against the property. This may result in the sale of your home at a public auction to satisfy the debt. You may also be held liable for any deficiency if the sale proceeds do not cover the total amount owed, including legal fees and foreclosure costs.

To prevent acceleration and foreclosure, you must pay \$[Insert Cure Amount] by [Insert Deadline Date]. Payments must be made via certified funds or cashier's check and sent to the address listed below.

Please contact our office immediately at [Insert Phone Number] if you wish to discuss loss mitigation options or if you believe this notice has been sent in error.

Sincerely,

[Your Name/Company Name]

[Your Title]

[Contact Information]

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.