

**BENEFICIARY'S REQUEST TO PREPARE NOTICE OF DEFAULT**

To: California Trustee Services  
5850 Canoga Ave. #400  
Woodland Hills, CA 91367  
Phone: (818) 300-9863  
Email: info@cal-trustee.com

CTS TS # \_\_\_\_\_  
Client Ref \_\_\_\_\_

**In connection with the above foreclosure, the undersigned provide(s):**

<u>Original</u>	<u>Copy</u>	
<input type="checkbox"/>	<input type="checkbox"/>	of Note
<input type="checkbox"/>	<input type="checkbox"/>	of Deed of Trust
<input type="checkbox"/>	<input type="checkbox"/>	Other Documents:

The undersigned request that you commence foreclosure proceedings in the above matter. I/we state that I/we have received a copy of your Summary of Foreclosure Proceedings, agree to the terms thereof, authorize you to sign the Notice of Default as Trustee on our behalf, receive funds in your name to reinstate and/or payoff the obligation, and I represent as follows:

**Default exists because payment has not been made of:**

- ☐ The note installment due on \_\_\_\_\_ and all subsequent installments, plus any late charges.
- ☐ The entire principal balance and interest due on \_\_\_\_\_

The unpaid balance of the Note is \_\_\_\_\_; plus interest @ \_\_\_\_\_ % from \_\_\_\_\_.

**The last known address(es) of the owner(s) of the property:**

- ☐ Is that shown on the Deed of Trust.
- ☐ Is changed to \_\_\_\_\_

**We believe the title to the property:**

- ☐ Remains in original Trustor.
- ☐ Has been transferred to: (last known names and addresses)

\_\_\_\_\_  
\_\_\_\_\_

- ☐ Property street address is \_\_\_\_\_
- ☐ Unimproved, no street address.

The Property ☐ is ☐ is not Owner-Occupied Residential

The owner of the property is not now in bankruptcy. We will inform you immediately if we receive notification of any bankruptcy proceedings. The undersigned declares that there are no judicial actions pending against the owner(s) of the property by this Beneficiary and further represents that all contractual and statutory notices have been given as required. You are authorized to collect funds due to us and hold same in your trust account. Additionally, I/we hereby promise and agree to pay the trustee's fee in the amount permitted by law, together with all costs and expenses incidental to these proceedings. It is agreed and understood that California Trustee Services may elect not to proceed with the sale and/or deliver the trustee's deed until all fees and costs have been paid. I/we also agree to pay on demand, immediately and hold harmless from and against all costs, damages, attorney's fees, expenses, obligations and liabilities of any kind which CTS may incur or sustain by reason of any act of omission or commission on the part of others and the undersigned, for whom CTS is acting as agent.

I/we state and declare under penalty of perjury under the laws of the State of California that the owner(s) of the property is (are) not in the military service so as to be entitled to the benefits of the Soldier's Civil Relief Act of 1940 (50 U.S.C. appen. §501 et seq.).

Dated:

SIGNATURE(S) OF BENEFICIARY(S):

\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_