

Instruction: This is a model letter. Adapt to fit your facts and circumstances.

D A T E

N A M E
C O M P A N Y
A D D R E S S L I N E
C I T Y , S T A T E Z I P C O D E

Re:

Policy #
N A M E
A D D R E S S L I N E
C I T Y , S T A T E Z I P C O D E
NAME Loan No.

Dear :

In reviewing the corrected paperwork based on the above-entitled loan number, we have concluded that we can not proceed to a proper foreclosure with the state of the title as it is at this time. The easiest way to truly correct the errors to the state of the title would be to execute a new Deed from N A M E to N A M E and a new Deed of Trust from N A M E to N A M E.

As you know, the initial title search revealed there was a problem with the legal description on the deed of trust and the Quitclaim Deed into N A M E in that it leaves out a call "distance of One Hundred and Thirty-three (133) Feet; thence run East a distance of Two Hundred and Eighty-five" in the description.

It is our opinion that correcting the description by initialing the grantors initials next to the corrections after you have notarized the documents and begun service as the trustee is not a proper curative action.

Our client would like to begin foreclosure proceedings as soon as possible. Please contact us as soon as possible to inform us as to whether you will be able to have a new Deed and Deed of Trust executed or as to what measures you will take to cure this defect.

Sincerely,

N A M E