

LENDER'S FORECLOSURE SERVICES

Navigating the World of Loan Default Management Since 1990

Tel: (626) 579-5350

Fax: (626) 579-2524

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List of Documents Required to Commence Non-judicial Foreclosures

- Completed and signed Request to Prepare Notice of Default
- Signed and notarized Substitution of Trustee
- Promissory Note(s), and if applicable
 - Modification to Promissory Note(s)
 - Change in Terms
- Deed of Trust, and if applicable,
 - Assignment of Deed of Trust
 - Modification to Deed of Trust
- Loan payment records
- Guarantee(s) and Continued Guarantee(s), if applicable.
- Proof of any advances made on behalf of the trustor(s)
- Security Agreement(s), if applicable
- UCC-1 filings, if applicable
- Loan Agreement, if applicable
- Notice of Balloon Payment, if applicable