

**INSTRUCTIONS TO COMMENCE POWER OF SALE FORECLOSURE
FOR ROBERT E. WEISS INCORPORATED**

Email: fcl@rewlaw.com

1. You are requested to commence foreclosure. Enclosed are the following documents provided for this office to prepare Notice of Default and Substitution of Trustee: (check documents provided)

Original Note (required)	Title Policy
Deed of Trust (required)	Modification Agreement
Assignment	Accounting/Ledger
Balloon Notice	Other

2. The unpaid principal balance of the Note secured by the Deed of Trust is: \$ _____.

3. Interest on the note is currently paid to: _____.

a. Interest rate _____ %

4. If this is an A.I.T.D., the balance of the underlying note is: _____.

Principal \$ _____; Interest \$ _____ Computed to (date) _____.

Default exists because payment has not been paid of the (date of last unpaid payment)

5. Current amount required to reinstate \$ _____, as of _____.

6. Have delinquencies occurred on the following: Yes No . If yes, and monies have been advanced, please indicate in the spaces below.

I WILL ADVISE YOU IMMEDIATELY SHOULD I MAKE ANY FUTURE ADVANCE.

	Amount Advanced	Date Advanced
Prior Deed of Trust	\$ _____	_____
Real Estate Taxes	\$ _____	_____
Fire Insurance Premium	\$ _____	_____
Other (explain) _____	\$ _____	_____

7. Is record owner in the military service? Yes No

8. The Property Address is _____

9. Do you have any knowledge of a bankruptcy being filed? Yes No

10. Was transaction principally negotiated in a language other than English? Yes No. If yes, please specify the language _____.

11. Current or last known address(es) of Trustor(s) _____

12. New record owner(s), if any, and current address(es) _____

13. Does the Trust Deed secure a seller-financed(purchase money) note? Yes No

14. Was the loan arranged by a licensed real estate broker? Yes No

If yes, please include a copy of the broker license, or the brokers name and license number.

Brokers Name _____ License Number _____.

15. Enclosed please find my check in the sum of \$750.00 (or more) made payable to Robert E. Weiss Incorporated Trust Account as a deposit for initial costs.

16. For CA Civil Code Section 2923.5(b) purposes:

The Property is _____ vacant _____ tenant occupied _____ owner occupied.

I UNDERSTAND THAT IF I AM FORECLOSING A JUNIOR DEED OF TRUST, I WILL BE SOLELY RESPONSIBLE TO MONITOR AND REINSTATE THE SENIOR LIENS TO AVOID LOSS OF MY SECURITY OR TITLE. I UNDERSTAND THAT RECEIPT OF ANY FUNDS PERTAINING TO THIS ACCOUNT WILL NOT BE CASHED, BUT WILL BE FORWARDED TO ROBERT E. WEISS INC. FOR RETURN. I UNDERSTAND THAT IF THE REAL PROPERTY TAXES ARE DELINQUENT MORE THAN FOUR (4) YEARS, I HAVE THE OBLIGATION TO PAY THE TAXES TO AVOID LOSS OF MY SECURITY OR TITLE. I UNDERSTAND THAT ROBERT E. WEISS INC. SHALL RELY ON THE ENCLOSED NOTE AND DEED OF TRUST ALONG WITH THE ABOVE INFORMATION IN PROGRESSING FORECLOSURE. I HEREBY RELEASE ROBERT E. WEISS INC., IT'S LAWYERS, OFFICERS, AGENTS & EMPLOYEES FROM LIABILITY FOR LOSSES RESULTING FROM ERRORS IN THE INFORMATION PROVIDED.

Name of Beneficiary and Mailing Address:

Date

Signature

Business Phone: _____

Home Phone: _____

Fax Phone: _____

Cell Phone: _____

Email: _____