



Non-Judicial Foreclosures Table of Contents

	Attorney / Client Relationship
1.1	Letter Declining Representation
1.2	Foreclosure Intake Sheet for Assembly Foreclosure Intake Worksheet
1.3	Termination of Legal Representation
1.4	Completion of Legal Representation
	Deed in Lieu of Foreclosure
2.1	Deed in Lieu of Foreclosure
	IRS Forms and Notices
3.1	Instructions for Preparing Notice of Nonjudicial Sale (IRS Pub. 786)
3.2	Notice of Nonjudicial Sale of Property (IRS Form 14497)
3.3	Application for Consent to Sale of Property (IRS Form 14498)
3.4	Instructions for Application to Release Right to Redeem (IRS Pub. 487)
3.5	Letter to IRS Requesting Waiver of Right of Redemption
3.6	Instructions for Preparing Certificate of Discharge (IRS Pub. 783)
3.7	Application for Certificate of Discharge (IRS Form 14135)
	Demand for Payment and Acceleration Notices
4.1	Demand for Repayment
4.2	Demand for Payment and Notice of Intent to Accelerate
4.3	Notice – Acceleration of Home Equity Loan
4.4	Letter Transmitting Notice of Acceleration and Notice of Foreclosure
4.5	Notice – Default on Home Equity Loan
4.6	Notice of Acceleration
4.7	Notice of Acceleration of Maturity and Foreclosure Notice Letter
	Trustee
5.1	Resignation of Trustee
5.2	Appointment of Substitute Trustee
	Foreclosure Notices/Letters
6.2	Letter – Notice of Foreclosure
6.3	Notice of Foreclosure Sale
6.4	Posted – Notice of Sale
6.5	Letter to Title Company
6.6	Letter to UCC Search Service
6.7	Letter to Tax Jurisdiction Requesting Tax Certificate
6.8	Letter – Delinquent Payments
6.9	Letter Confirming Loan Referral
	Affidavits and Declarations
7.1	Affidavit of Advancement

7.2	Affidavit of Military Status
7.3	Affidavit Supporting Application for Expedited Foreclosure (TRCP 736)
7.4	Affidavit – Verification of Debt
7.5	Affidavit in Support – Business Records
7.8	Affidavit – Return of Purchase Price
	Foreclosure Proceedings
8.1	Foreclosure Sale Script
8.2	Record of Foreclosure Proceedings
8.3	Notice – Recess of Foreclosure Sale
8.4	Notice of Postponement of Foreclosure Sale
8.5	Notice – Reposted Foreclosure Sale
8.6	Notice – Recession of Trustee’s Sale
	Sale of Property
9.1	Trustee’s Deed
9.2	Bill of Sale (Personal Property)
	Trustee’s Representative
10.1	Affidavit of Mailing
10.2	Affidavit of Posting
10.4	Affidavit of Foreclosure Sale
	Miscellaneous
11.1	Notice to Pay Rents to Person Other Than Landlord
11.2	Notice of Abandonment and Waiver of Acceleration
11.3	Notice – Demand for Rent Proceeds
11.4	Agreement to Reinstate
11.5	Waiver of Default Rights
11.6	Assignment of Note and Liens
11.8	Jurat (Notarized or Unsworn)
11.9	Affidavit Shell
	Satisfaction of Debt (Personal Property)
12.1	Offer to Accept Collateral in Satisfaction
12.2	Objection to Lender’s Proposal to Accept Collateral in Satisfaction
12.3	Consent by Debtor of Collateral Acceptance
12.4	Notification of Disposition of Collateral