

# VERIVEST SAMPLE

Sammy Smith  
Sample Fund, LLC  
123 Main Street  
Los Angeles, CA 90210  
March 17, 2023

Juan Dela Cruz  
3427 Callison Lane  
New Castle, DE 19720

Dear Juan Dela Cruz:

This letter is written notice of your default under the Forbearance Agreement, dated December 29, 2022, between you, Juan Dela Cruz, and Sample Fund, LLC. Pursuant to that Agreement, Sample Fund intends to accelerate all amounts due under the Loan Documents, as that term is defined in the Forbearance Agreement and exercise its rights to foreclose on its secured interests under the Loan Documents and Forbearance Agreement, unless you pay \$427,135.00 plus Sample Fund's fees and costs on or before March 31, 2023. Thank you for your prompt attention to this matter.

Sincerely,

*Sammy Smith*  
Sammy Smith  
Manager

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## NOTICE OF FORECLOSURE

Balances due as of 3/17/2023 under the Forbearance Agreement dated December 29, 2022 between Juan Dela Cruz and Sample Fund, LLC.

### SUMMARY

\$ 427,135.00	Total Principal Balance
\$ 6,472.34	Total Interest Accrued
\$ 7,322.34	Total Fees
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\$ 440,929.68	Total Payoff

### DETAIL SUPPORT

Principal Balances due at closing	12/29/2022
Note at closing per Bank	\$ 244,051.39
Assessment Company, Inc. Judgement at closing	\$ 183,083.61
Bank Per Diem	\$ 56.11000
Assessment Company, Inc. Per Diem	\$ 26.86872
Current Date	3/17/2023
Current Balance per Bank	\$ 248,427.97
Assessment Company, Inc. Current Balance	\$ 185,179.37
Total Debt Balance:	\$ 433,607.34
Other Fees Incurred	
Legal Fees	\$ 1,080.00
Postponements Fee	\$ 1,431.00
Closing Fees	\$ 1,059.44
Wire fee	\$ 30.00
Servicing Fees	\$ 1,032.00
Endorsement Fees	\$ 579.00
Insurance costs on the properties	\$ 1,775.90
Mortgage Fees	\$ 315.00
Title Fees to Fund	\$ 20.00
Total Fees	\$ 7,322.34

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## LAND TITLING INSURANCE COMPANY

FILED FOR RECORD AT REQUEST OF  
LAND TITLING INSURANCE COMPANY

Escrow No.: 123456

Title No.: 789123

WHEN RECORDED RETURN TO

ALBERT ANTHONY  
1234 36<sup>TH</sup> AVE  
LOS ANGELES, CA 90210

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## STATUTORY WARRANTY DEED

This Deed of Trust is entered into on this 23rd day of March, 2023 by and among JUAN DELA CRUZ (Trustor Name), a DELAWARE INDIVIDUAL ("Trustor") whose address is 3427 Callison Lane New Castle, DE 19720, SAMPLE FUND LLC a CALIFORNIA LIMITED LIABILITY COMPANY ("Trustee"), and BANK CO., a CALIFORNIA CORPORATION ("Beneficiary").

WITNESSETH: That Trustor hereby irrevocably grants, transfers, and assigns to trustee in trust, with power of sale for the benefit of the Beneficiary, all of Trustor's interest in and to that certain property commonly known as 12-34 99<sup>TH</sup> RD (Street Address), San Francisco (City), California and described as follows (the "Property"):  
**"See Exhibit A For Legal Description"**

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**[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]**

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: (1) performance of each agreement of Trustor incorporated by reference or contained herein; (2) payment of the indebtedness evidenced by that certain promissory note of even date herewith and any extension or renewal thereof, in the original principal sum of **(\$ 427,135 )** executed by Trustor in favor of Beneficiary or order; and (3) payment of such further sums as the then record owner of said Property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR HEREBY AGREES: By the execution and delivery of this Deed of Trust and the promissory note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in the County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said Property is located, noted below opposite the name of such county, viz.:

(which provisions, identical in all counties, are printed below) hereby are adopted and incorporated herein and made a part hereof as though fully set forth herein at length; that Trustor will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to Trustor at the address set forth above.

**TRUSTOR:**

[TRUSTOR NAME], a[n] [STATE OF ORGANIZATION] [ENTITY TYPE]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**OR**

**TRUSTOR:**

Name: \_\_\_\_\_

Personally and individually

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public, State of California

[SEAL]

**EXHIBIT A**

**LEGAL DESCRIPTION**

[LEGAL DESCRIPTION OF REAL PROPERTY AS SET FORTH IN THE LENDER'S  
TITLE INSURANCE POLICY.]