

Form 6. Complaint -- Mortgage Foreclosure

[Caption and signature block as in Form 1]

Plaintiff alleges:

1. On _____, defendant A executed and delivered to plaintiff a promissory note. (see Form 3).
2. As security for the payment of the note, defendant A executed and delivered to plaintiff a deed of trust covering the following real property (the "Property"): (legal description). A copy of the deed of trust is attached hereto as Exhibit B.
3. Defendant A is in default under the note and owes plaintiff \$ _____ in principal, plus interest from _____ until the note is paid.
4. Plaintiff served defendant A with a notice of default as required by contract, but defendant failed to respond to the notice.
5. Plaintiff elects to foreclose the deed of trust as a mortgage.
6. Under the terms of the note and deed of trust, plaintiff is entitled to recover attorneys' fees and other costs of collection.
7. Defendant B claims an interest in the Property based upon: (describe interest), which interest is inferior in priority to plaintiff's deed of trust.

Wherefore, plaintiff requests relief as follows:

- a. For judgment foreclosing defendants' interests in the Property;
- b. For an order directing the Property to be sold as provided by law to satisfy the amount owed to plaintiff;
- c. For judgment against defendant A for any deficiency remaining after the sale.