

Foreclosure Timeline

For California (Non-Judicial)



The timeline below is typical in California non-judicial foreclosure. The foreclosure timeline does not begin until the lender feels that the payment delinquency cannot be cured and every attempt has been made to work with the borrower. Normally before the procedure begins the borrower has missed three monthly payments, has received numerous letter and phone calls with no response. The lawful foreclosure process then begins by the lender contacting a trustee and instructing that the Notice of Default be filed.

CALENDER	ACTION
Start (Day 1-3)	Notice of Default recorded with county recorder.
Within 10 Business Days	Trustee mails Notice of Default to Borrower(s) and anyone with a Special Request for Notice.
Within 1 Month	Mail Notice of Default to all parties with an interest in title
After 3 Months	Set Sale Date
25 Days Prior to Sale Date	Send Notice of Sale to IRS (if applicable)
20 Days Prior to Sale Date	Publish Notice of Sale Post Notice of Sale Mail Notice of Sale Begin publishing Notice of Sale in an adjudicated newspaper (must run 3 consecutive weeks)
14 Days Prior to Sale Date	Record the Notice of Sale with County Recorder's office
7 Days Prior to Sale Date	Trustee cannot sell for 7 days after expiration of bankruptcy court order.
5 Business Days Prior to Sale Date	The Borrower's right to reinstate the loan expires.
Sale Date	The property is sold to highest bidder or reverts back to the lender.

The 3 Month period to set the sale date applies to owner-occupied homes. Matters pertaining directly to foreclosures are set forth in California Law. For more information please consult an attorney.