

# Foreclosure Timeline

## FOR CALIFORNIA (NON-JUDICIAL)



The timeline displayed here is typical in a California non-judicial foreclosure. The foreclosure timeline does not begin until the lender feels they have exhausted all avenues for curing the payment delinquency. Normally, this happens after the borrower has missed three monthly mortgage payments and the Notice of Intent to Foreclose has expired. The borrower has probably been contacted by the lender several times prior to beginning the foreclosure process. The lawful foreclosure process then begins by the lender contacting a Trustee and instructing that a Notice of Default be filed.

CALENDAR	ACTION
At least 30 days prior to recording Notice of Default	Lender must contact Borrower in compliance with California Civil Code 2923.5 (applies to certain residential Deeds of Trust)
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.
At Least 25 Days Prior to Sale Date	Send Notice of Sale to IRS (if applicable).
At Least 20 Days Prior to Sale Date	Post Notice of Sale. Mail Notice of Sale. Begin publishing Notice of Sale in an adjudicated newspaper (must run 3 consecutive weeks). Record the Notice of Sale in County Recorders 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 expires.
Sale Date	The property is sold to highest bidder or reverts back to lender.

Matters pertaining directly to foreclosure are set forth in California law. Information deemed reliable but not guaranteed and is subject to change. (03/2011)