

California Foreclosure Timeline

The following timeline is applicable for California non-judicial foreclosures under a deed of trust. Foreclosures begin with the trustor (borrower) not making the monthly payment to the beneficiary (lender). The first missed payment is technically a default, but in practical terms, most beneficiaries do not begin the default process until the third payment is missed. If the beneficiary cannot resolve the defaulted payment amount with the trustor through forbearance or other loss mitigation measures, the beneficiary will instruct the trustee to begin the foreclosure proceedings.

FORECLOSURE TIMELINE

DAY 1	Record notice of default
WITHIN 10 DAYS	Notice of default mailed to trustors and special requests for notice.
WITHIN 1 MONTH	Notice of default mailed to all parties by registered or certified mail.
AFTER 3 MONTHS (90 DAYS)	End of 3-month redemption period. Trustee's sale date can be set. Notice of trustee's sale recorded, posted and published.
25 DAYS PRIOR TO SALE DATE	Notice to the IRS must be given if required.
AT LEAST 20 DAYS PRIOR TO SALE DATE	Publish notice of trustee's sale; post notice of trustee's sale; mail notice of trustee's sale.
14 DAYS PRIOR TO SALE DATE	Record notice of trustee's sale.
5 BUSINESS DAYS BEFORE SALE DATE	Last day for borrower to reinstate the loan and bring the loan current by paying missing payments plus costs.
SALE DATE	After the last day to cure the default (5 days prior to sale), the borrower now must pay entire debt amount plus costs to avoid foreclosure. If not paid, the property is sold through a public auction to the highest bidder. Afterward, the highest bidder acquires title by way of a Trustee's Deed Upon Sale.



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