

The Process of a Non-Judicial Foreclosure in California

Trustor fails to make payments on a note secured by a Deed of Trust

Notice of Default is Recorded & copies thereof are properly mailed

The Three (3) Month pre-publication period expires

Notice of Trustee's Sale must be posted, published, mailed & recorded

Trustee's Sale: Property is sold to the highest bidder Trustee's Deed is given to buyer Special notices may be required before the Notice of Default is recorded, (e.g., notice of delinquency, notice of balloon payment, FHA/VA, etc.)

Anytime up to 5 business days before the Trustee's Sale, Trustor or any junior lien holder may reinstate by paying the beneficiary all delinquent payments, advances, attorney fees; if any, late payment charges, and Trustee's fees & expenses. Trustee records a rescission.

Please Note—No title insurance, escrow or disclosures are included. There are no assurances that there are no Federal Tax liens that could secure the property and over turn the sale. All superior liens are still in effect including property taxes.

