




Foreclosure Timeline

Time Varies	 NOD: 90 days	 NOTS: 21 Days	 Auction
Stage 1	Stage 2	Stage 3	Stage 4
Collection Stage	Pre-Foreclosure Stage Notice of Default (NOD)	Trustee Sale Posting Period Notice of Trustee Sale (NOTS)	Auction Trustee Sale (TS)
<p>No payments for the previous 2-3 months due to:</p> <ul style="list-style-type: none"> • Job Loss • Divorce • Death • Illness • Partnership collapse • Balloon payment • Neg. am loan • Adjustable loan • Etc. <p>Lender records a succession of trustee</p>	<p><u>Reinstatement Period</u></p> <ul style="list-style-type: none"> • Notice of Default recorded • Published in local paper (1 time only) • Trustee notifies owner (serves) via certified mail • Trustee notifies all interested parties (lien holders) via certified mail • During default period, owner can reinstate back payment (cure the loan) • Payoff lender in full or deed property to lender "Deed in Lieu" <p>When the loan is reinstated, Notice of Recession is recorded! (Foreclosure is cancelled)</p>	<ul style="list-style-type: none"> • Notice is posted on property • NOTS is recorded • NOTS published in paper (3 weeks) • During last 5 days, the entire loan becomes due • If the loan is paid off, a full reconveyance is recorded! 	<p><u>Two alternatives:</u></p> <ol style="list-style-type: none"> 1. Bought by investor 2. Goes back to lender (REO property) <p><u>After Trustee Sale:</u></p> <p>Buyer obtains Trustee's deed from Successor Trustee (approximately 15 days or more) and takes possession.</p> <p><u>Seller's options:</u></p> <ol style="list-style-type: none"> 1. Cash for keys 2. Eviction (15-30 days or more)

WE ARE LOCAL, WE ARE HERE TO HELP YOU AVOID FORECLOSURE

We will review all your options and we will look at your total situation. We'll look at where you are, and where you want to be. We'll look at various alternative solutions and examine the short and long term consequences of each. We'll investigate a variety of potential resources and how each might benefit you. We will design a series of plans and backup plans with step by step guidelines on how to implement those you choose.

Make the Best Choice for you and your family!

CALL US NOW: (415) 412-8721

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