

Foreclosure Milestones

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Alabama Non-Judicial **Foreclosures**





- Receive Referral Package & Set Up File
- SCRA & BK Search
- Note Review (Where Client Directed)
- **Breach Review**
- Initial Title Search Ordered
- CFPB 120 Day Delinquency Rule Evaluated
- FDCPA Attorney Reviewed & Signed



- Title Issues Identified & Handled
- Prepare/Order/Receive Requisite Assignment(s) to Complete Chain of Title into FITNO & Send to Record



- Prepare Written Notice of Foreclosure for Borrower(s) and Known Owners (Mail Regular and Certified > 30 Days from Sale)
- Prepare Notice of Sale for Publication
- Written Notice of FC and Notice of Sale Submitted to Attorney for Review and Verification



- SCRA & BK Search
- Notice of Foreclosure Publishes in County where property is located for 3 Consecutive Weeks > 21 days prior to Sale
- First of 3 Required Publications is First Legal



- Complete Title Checkdown
- Notice to IRS if IRS Lien(s) Appear on Title (25 Days Prior to Sale)
- Courtesy Subordinate Lien Notice(s) Sent



- SCRA & BK Search
- Review Client Bid/Fees/Costs for Bidding Instructions/Sale
- Deliver Sale or Cancellation Instructions to Auctioneer



- Order Title Update
- Deliver Sale /Cancellation Instructions to Auctioneer
- Sale Conducted (Sales Occur at Courthouse in C ounty Where Property Located b/t 11:00 a.m. - 4:00 p.m.)
- Deliver Sale Results to Client



Post-Sale

- Deliver 3rd Party Funds to Client
- Prepare Foreclosure Deed (FCD) & Special Warranty Deed (SWD)
- Send FCD to Auctioneer for Execution
- SWD to Client for Execution (Execute In-House Where Firm Holds POA)
- Record FCD if purchaser is FITNO Within 15 Days of Sale
- Record SWD
- Alabama Redemption Period and IRS Redemption Period Ends After Sale





Arizona Non-Judicial Foreclosures



Referral

- · Receive Referral & Set Up File
- Review client documents and nature of default
- · CFPB 120 Day Rule
- SCRA & BK Search



- Attorney Review –Federal Fair Debt Notices
- · Chain of Title Review
- · Receive Executed Assignment
- QC Document Pre-Recording Review
- · Send Assignment for Recording



- Receive Executed Substitution of Trustee
- QC Document Pre-Recording Review
- · Send Substitution of Trustee for Recording



- Check System to make sure NO hold in place
- QC Document Pre-Recording Review
- Send Notice of Trustee's Sale for Recording / Order TSG (Title Report)
- Prepare, Review and Execute Statement of Breach Document
- SCRA *& BK Search



- Required Mailings will include NTS, SOT & Statement of Breach
- NTS Required Mail Out 5 Day
- NTS Required Mail Out 1 Month



- Review Trustee's Sale Guarantee Title Report
- Activate Title Issues
- Notify Client of Title Issues and Request Supporting Documents

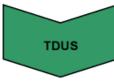
needed for Curative Action



- · Check System to make sure NO Hold in Place
- Order Title Update SCRA/BK Search (Pub Datedown)
- · Send Notice of Sale for Publication and Posting



- · Check System to make sure NO hold in place
- Order Title Update SCRA / BK Search (Sale Datedown)
- Review Client Bid / Fees/Costs for Bidding Instructions/Sale
- Deliver Sale or Postponement Instructions to Auctioneer



- Report Sale Results
- SCRA / BK Search
- · Post-Sale Audit
- · Check System to make sure No hold in place
- · Prepare and record TDUS
- 3rd Party Sale (Client Proceeds/Excess Funds)

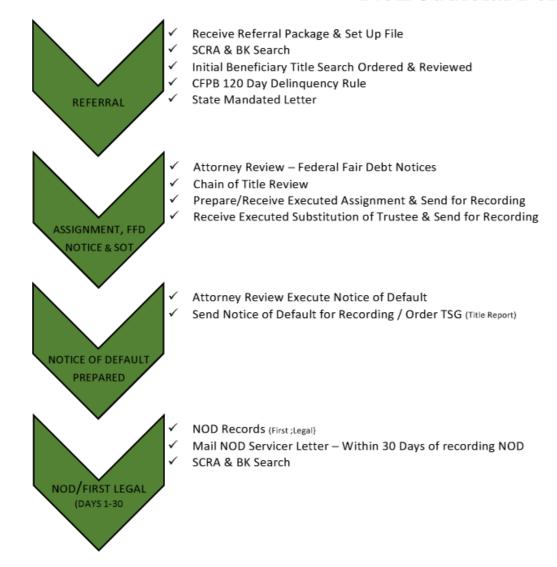




Texas California Georgia Nevada Colorado Arizona

Arkansas

Non-Judicial Foreclosures





POST-SALE

- ✓ Publication of NOD
- ✓ Affidavit of Mailing
- ✓ State Mandated Pre-sale Certification

- ✓ Check Hold/Authorization to Proceed (CATP)
- ✓ SCRA/BK Search
- ✓ Obtain Proof of Publication
- Review Client Bid / Fees/Costs for Bidding Instructions/Sale
- Deliver Sale / Postponement Instructions to Auctioneer
- Deliver Sale / Postponement Instructions to Auctioneer
- ✓ Sale Conducted
- Prepare Trustee's Deed Upon Sale
- ✓ IRS Redemption Period ends 120 days after sale (if applicable).
- √ No redemption period for mortgagors





California Non-Judicial Foreclosures



Referral

Receive Referral Package & Set Up File

- ✓ SCRA & BK Search
- ✓ Initial Beneficiary Title Search Ordered & Reviewed
- ✓ CFPB 120 day delinquency rule

FFD Notice,
Assignment &
SOT

- ✓ Attorney Review –Federal Fair Debt Notices
- ✓ Chain of Title Review
- Prepare/Receive Executed Assignment & Send for Recording
- ✓ Receive Executed Substitution of Trustee & Send for Recording

Notice of Default Prepared

- ✓ Receive SB900 NOD Compliance Declaration
- ✓ Check Hold / Authorization to Proceed (CATP)
- ✓ Attorney Review Execute Notice of Default
- ✓ Send Notice of Default for Recording / Order TSG (Title Report)
- ✓ NOD Records (Day 1 of CA Foreclosure)
- ✓ Mail NOD Servicer Letter Within 5 Days of recording NOD
- √ NOD & SB 900 mail w/in 10 business days of recording NOD
- ✓ SCRA & BK Search

TSG Review & 1 Month Mailings (Day 30)

NOD / First

Legal

(Days 1 -10)

- Trustee's Sale Guarantee Received and Reviewed
- ✓ NOD and Compliance Declaration Mail Out 1 Month to entitled parties

Notice of Trustee's Sale (Days 90-100)

- ✓ Check Hold / Authorization to Proceed (CATP)
- ✓ Order Title Update and Complete SCRA/BK Search
- ✓ Send Notice of Sale for Recording
- ✓ Notice to IRS if IRS Liens Appear on Title (25 days before sale)
- ✓ Publish, Post & Mail Notice of Sale (20 days before sale)

Prepare for Day of Sale

- ✓ Check Hold/Authorization to Proceed (CATP)
- ✓ Order Title Update & SCRA/BK Search
- ✓ Review Client Bid / Fees/Costs for Bidding Instructions/Sale
- ✓ Deliver Sale / Postponement Instructions to Auctioneer

Day of Sale (Day 120) Deliver Sale / Postponement Instructions to Auctioneer

✓ Sale Conducted

TDUS

- ✓ Prepare Trustee's Deed Upon Sale
- Send TDUS to successful 3rd party bidder, or for recording if property reverts within 15 days of sale.
- ✓ IRS Redemption Period ends 120 days after sale (if applicable.





Texas California Georgia Nevada Colorado Arizona
4004 Belt Line Road, Suite 100 ♦ Addison, Texas ♦ 75001 ♦ (972) 386-5040

Colorado Non-Judicial Foreclosures



Referral Day 1

Chain of Title & Assignment

First Legal - NED Filed

Day 7

· Receive Referral Package & Set Up File

· SCRA & BK Search

· Title Search Ordered

CFPB 120 day delinquency rule

 Demand Validation – Compliant with House Bill 1402 and House Bill 1295

· Chain of Title Review

· Prepare/Receive Executed Assignment & Send for Recording

. Check Hold / Authorization to Proceed

· SCRA & BK Search

· Prepare and sent Federal Fair Debt Letter

 Prepare First Legal Package (Notice of Election & Demand with Supporting Documents)

 Attorney Review and Execute Notice of Election and Demand

File First Legal Package with the Public Trustee

NED Recorded & Sale Set (Days 7 -20)

Rule 120 & Amended
Mailing List Filed
(Days 65-75)

· Public Trustee accepts Foreclosure Filing.

NED Recorded

· Combined Notice of Sale Received & Reviewed

. Check Hold / Authorization to Proceed

· SCRA & BK Search

· Obtain Hearing Date

Prepare Amended Mailing List and Rule 120 Court Documents

Attorney Review and Execute Rule 120

Notice of Hearing Posted, Hearing Held. OAS Granted and Pubs Run Notice of Hearing posted at the Property no later than 14 Days prior to the Hearing Date.

Return of Service Filed with Court

· Hearing Held and Order Authorizing Sale Granted

Publications Run

IRS Special Lien Notice Sent

Prepare for Sale Days 123 - 135

> Day of Sale (Day 137)

Junior Redemption Expired, Confirmation Deed and Final Vesting · Check Hold/Authorization to Proceed

· Order Title Update

SCRA & BK Search

 Review Client Bid / Fees/Costs for Bidding Instructions/Sale

 Prepare and Send Bidding Instructions to the Public Trustee 2 business Days prior to sale

SCRA & BK Search

Sale Held

· Sales Results from Public Trustee/ Deliver to Client

· Public Trustee issues a Certificate of Purchase

· SCRA & BK Search

· Junior Lienors have 8 Business Days to File an ITR

· If no one files an intent, redemption expired.

· Request Confirmation Deed

IRS Redemption Period ends 120 days after sale (if applicable.)





Texas California Georgia Nevada Colorado Arizona



Day 1

- Client sends referral with copies of Note, Allonge(s), Mortgage, AOM, Demand and EMAP letters, total debt figures, SSN, FITNO/AITNO
- MRLP reviews/validates referral, orders title, issues DVL

Days 4-10

 MRLP receives/reviews title search; prepares draft writ, summons, complaint, mediation package

Day 30

- MRLP finalizes complaint and mediation package
- Package sent to Marshal to commence service of process. 1st Legal complete





Days 37-60

Service completed

Complaint package efiled with the Court

Day 75

- Mediation commences
- 8 month bar on filing foreclosure motions unless Mediation is terminated by the Court

Day 310

- MRLP prepares/requests AOD, AOM, original Note/Mortgage, orders appraisal.
- MRLP continues follow up on above until provided by servicer or vendor.





Days 330-350

- File default motions; await entry of orders on motions and trailing documents from servicer
- File motion for Judgment and await hearing date

Day 370

- Judgment hearing held
- Notify servicer of terms of judgment: Strict or Sale?

Day 450-480

- If Strict Foreclosure, law days expire; Title vests by operation of law; Property can be placed in REO status
- Motion for Deficiency Judgment and Certificate of Foreclosure must be filed within 30 days





Day 495

- If Foreclosure by Sale, sale will be held per terms set by court
- Sale must then be approved by court

Days 590-605

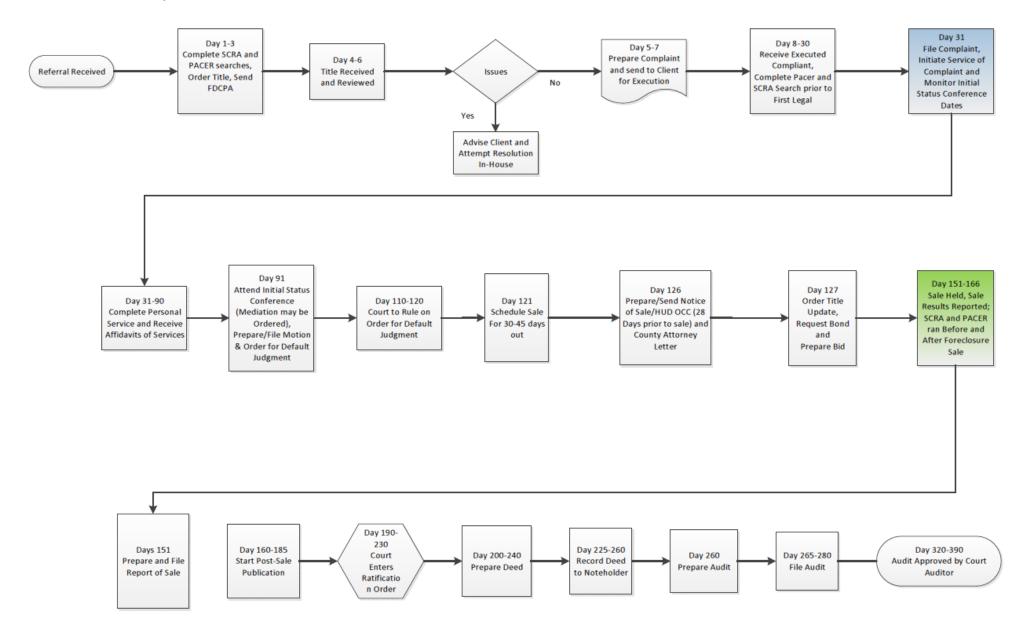
- Sale approved by court; appeal period expires
- If servicer successful bidder, MRLP receives/records
 Committee Deed. If 3rd party successful bidder, MRLP files AOD and Motion for Supplemental Judgment

Days 680-720

- Court grants Motion for Supplemental Judgment
- After appeal period, court distributes proceeds

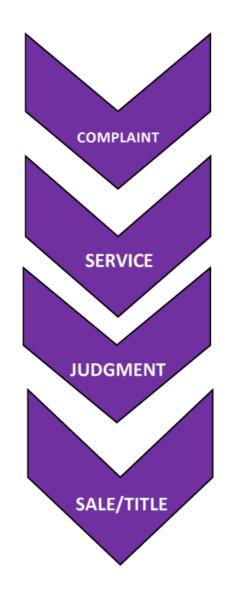


Samuel I. White, P.C. District of Columbia Estimated* Foreclosure Timeline





FLORIDA Foreclosure Milestones



- ✓ CERTIFICATION OF ORIGINAL NOTE OR LOST NOTE AFFIDAVIT REQUIRED
- ✓ COMPLAINT MUST BE VERIFIED
- ✓ EFFECTUATED BY PROCESS SERVER
- ✓ CONSTRUCTIVE SERVICE OK
- ✓ 20 DAY ANSWER PERIOD
- ✓ AOI, COSTS, ATTYS FEES AFFIDAVITS
- ✓ MOTION FOR SUMMARY JUDGMENT; TRIAL, OR OTSC
- ✓ SALE SET BY CLERK OF COURT
- ✓ COURT ORDER NEEDED TO CANCEL
- √ 10 DAY OBJECTION PERIOD



Georgia Non-Judicial **Foreclosures**



Notice to IRS if IRS Lien(s) Appear on Title (25 Days Prior

Deliver Sale or Cancellation Instructions to Auctioneer

Courtesy Subordinate Lien Notice(s) Sent

Review Client Bid/Fees/Costs for Bidding



- Receive Referral Package & Set Up File
- SCRA & BK Search
- Note Review (Where Client Directed)
- **Breach Review**
- Initial Title Search Ordered
- CFPB 120 Day Delinquency Rule Evaluated
- FDCPA Attorney Reviewed & Signed



Title Issues Identified & Handled

Certified > 30 Days from Sale)

Prepare/Order/Receive Requisite Assignment(s) to Complete Chain of Title into FITNO & Send to Record

Prepare Written Notice of Foreclosure for

Prepare Notice of Sale for Publication

to Attorney for Review and Verification

Borrower(s) and Known Owners (Mail Regular and

Written Notice of FC and Notice of Sale Submitted



- Deliver Sale / Cancellation Instructions to Auctioneer
- Sale Conducted (Sales Occur Only on First Tuesday of Every Month b/t 10:00 a.m. - 4:00 p.m.)
- Deliver Sale Results to Client

Order Title Update

Complete Title Checkdown

to Sale)

SCRA & BK Search

Instructions/Sale

Borrower(s) Right of Redemption Extinguished & Junior Liens Wiped Out



SCRA & BK Search

- Notice of Foreclosure Publishes in County Legal Organ for 4 Consecutive Weeks Prior to Sale
- First of 4 Required Publications is First Legal



- Deliver 3rd Party Funds to Client
- Prepare Deed Under Power (DUP) & Special Warranty Deed (SWD)
- Send DUP & SWD to Client for Execution (Execute In-House Where Firm Holds POA)
- Record DUP Within 90 Days of Sale (If Recorded After 120 Days, Pay \$500 Penalty)
- IRS Redemption Period Ends After Sale



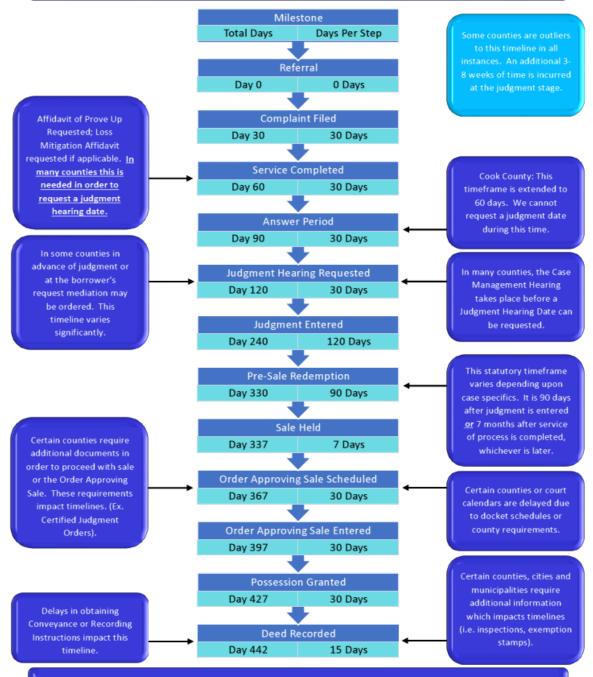




Prepare for

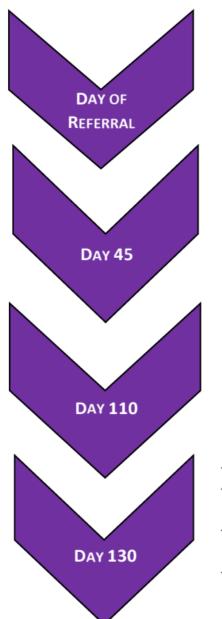
Day of Sale

ILLINOIS Non-Contested Judicial Foreclosure Timeline





Iowa Foreclosure Milestones



- ✓ Set up FC file in system
- ✓ Order title report
- ✓ Perform PACER & SCRA searches
- ✓ Requests payoff figures from client for acceleration letters
- ✓ First Legal = Petition filed with the court

- ✓ Answer period expires✓ Application for Default
- Judgment and Decree sent to the court
- ✓ Affidavit of Indebtedness executed by Servicer
- ✓ Judgment entered
- ✓ Praecipe for Execution sent for filing and Sale Packet sent to the sheriff
- ✓ Sheriff sets the sale and handles the publication and notices
- ✓ Once the firm receives the sale date and notice of sale from the Sheriff, the firm will request bidding instructions



√ Foreclosure Sale Held

DAY 200

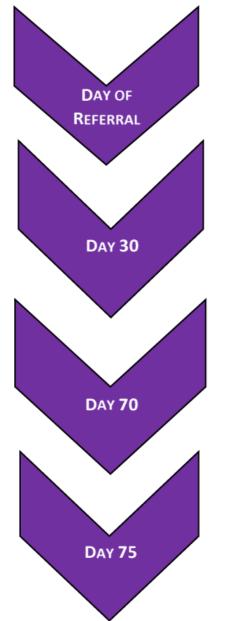
DAY 220

- ✓ Firm receives recorded Sheriff's Deed and uploads to client
- ✓ If 3rd party sale; receive and process sale proceeds; foreclosure concluded





Kansas Foreclosure Milestones



- ✓ Set up FC file in system
- ✓ Order title report
- ✓ Perform PACER & SCRA searches
- ✓ First Legal = Petition filed with the court

- ✓ Answer period expires
- ✓ Request payoff figures for judgment from client
- ✓ Firm files Journal Entry of Judgment with court
- ✓ Judgment entered
- ✓ Wait 14-day for stay of execution before setting sale
- ✓ Publish Notice of Sale for three consecutive weeks



√ Foreclosure Sale Held

DAY 130

DAY 210

DAY 230

- Requested bidding instructions sent back to attorney at least 1 week prior to sale
- ✓ Redemption period expires
- ✓ Most redemption periods are 3 months, but some can be as long as 12 months
- ✓ Firm receives recorded

 Sheriff's Deed and uploads
 to client
- ✓ If 3rd party sale; receive and process sale proceeds; foreclosure concluded





KENTUCKY Foreclosure



- ✓ Title Search ordered
- ✓ Skip trace as needed
- ✓ SCRA/Pacer searches
- Review chain of title and allonges/request missing documents
- ✓ Obtain figures and prepare FDCPA letters
- √ Record AOM
- ✓ Receive/ review title
- ✓ SCRA & Pacer searches
- ✓ Complaint and Lis Pendems drafted
- ✓ Attorney review
- ✓ Complaint e-filed or overnighted
- ✓ Obtain service via sheriff, certified mail, Secretary of State, process server or Warning order attorney
- ✓ Title update order
- ✓ Affidavits prepared
- ✓ Draft motion for default or summary judgment
- ✓ Set hearing if required
- ✓ SCRA & Pacer searches
- ✓ Prepare & file military certification/affidavit
- ✓ Prepare Judgment Entry
- ✓ Attorney review
- ✓ Motion efiled or sent to Court
- ✓ Judgment sent to Court which authorizes sale

SALE SCHEDULED

SALE HELD

6

CONFIRMATION FILED

DEED RECORDED/

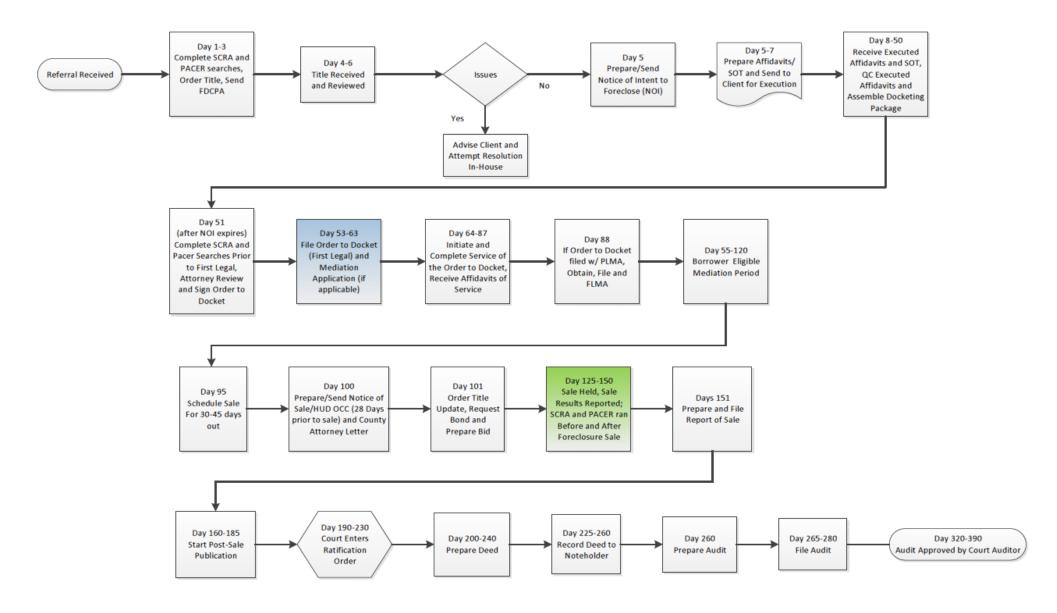
- Notify client of master
 Commissioner sale once
 notified
- ✓ Notice of Sale published
- SCRA & PACER searches
- Request bidding instructions
- ✓ Prepare Bid
- ✓ Review Sale Ad
- ✓ Arrange for sale attendance
- Attend sale conducted by Master Commissioner
- Sale results reported
- SCRA/Pacer searches
- ✓ Prepare Confirmation Entry and/or Order of Distribution
- Review confirmation entry and order of distribution prepared by Master Commissioner
- ✓ Attorney review
- SCRA & Pacer searches
- ✓ Prepare deed
- ✓ Prepare appropriate Notice to Vacate where applicable
- Prepare Cash for Keys docs where applicable
- Prepare Praecipe for Writ of Possession, Forced Entry Detainer, or Personal Property Eviction Notice
- ✓ SCRA & Pacer searches
- Prepare and file Military Affidavit/Certification



^{*}SCRA and Pacer searches may vary as required by client.

^{**}Steps are not all inclusive and may vary by case, county and client.

Samuel I. White, PC Maryland Estimated* Foreclosure Timeline



Massachusetts Foreclosure Milestones



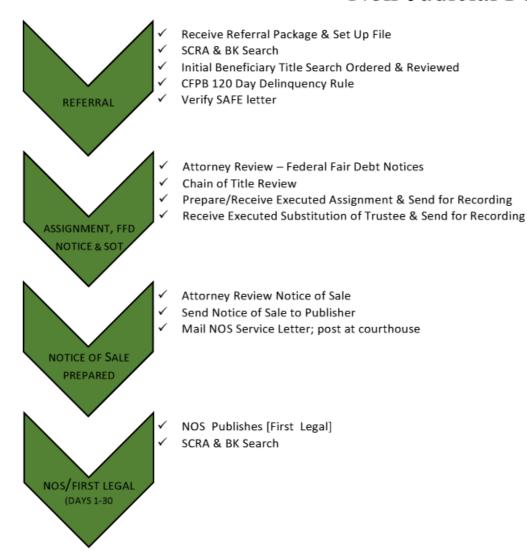
- ✓ Order Title
- ✓ Servicer signs Mortgagee Affidavit
- ✓ Right to Cure Letter
- ✓ Service of Order of Notice by Publication, Sheriff and Recording
- ✓ File Return of Service
- ✓ Judgment issues after Return Date
- √ 35 B&C Affidavit needed
- √ 209 Certification needed
- ✓ Notice of Sale published and sent by certified mail
- ✓ Sale conducted by licensed auctioneer at the property
- ✓ Post-sale documents (Deed, etc) need to be executed by servicer





Mississippi

Non-Judicial Foreclosures





- Check Hold/Authorization to Proceed (CATP)
- ✓ SCRA/BK Search
- ✓ Obtain Proof of Publication
- ✓ Review Client Bid / Fees/Costs for Bidding Instructions/Sale
- ✓ Deliver Sale / Postponement Instructions to Auctioneer



- ✓ Deliver Sale / Postponement Instructions to Auctioneer
- ✓ Sale Conducted

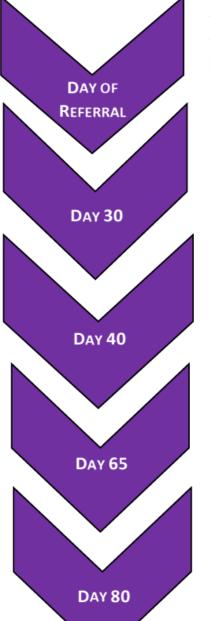


- ✓ Prepare Trustee's Deed Upon Sale
- ✓ IRS Redemption/State Period ends 120 days after sale (if applicable).
- No redemption period for mortgagors if waived in the Deed of Trust





Missouri Foreclosure Milestones



- ✓ Set up FC file in system
- ✓ Order title report
- ✓ Perform PACER & SCRA search



- √ Appointment of Successor Trustee recorded
- ✓ Foreclosure sale scheduled
- ✓ Acceleration letters sent
- ✓ First Legal = Notice of Sale is published once a week for four consecutive weeks or once a day for 21 consecutive days depending on the county. Bidding instructions requested
- ✓ Foreclosure Sale Held

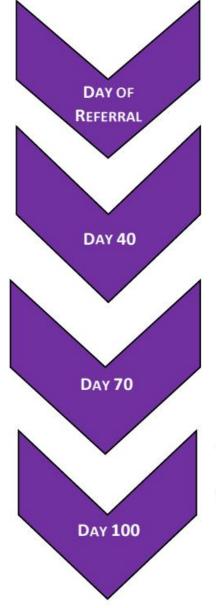
✓ Firm receives recorded Trustee's Deed and uploads to client.

If 3rd party sale; receive and process sale proceeds;

foreclosure concluded



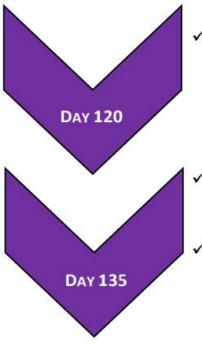
Nebraska Foreclosure Milestones



- ✓ Set up FC file in system
- ✓ Order title report
- ✓ Perform PACER & SCRA searches
- ✓ Appointment of Successor Trustee and Notice of Default recorded
- √ First Legal = Service of recorded Notice of Default completed
- √ 30-day statutory reinstatement period following the recording of the Notice of Default expires

- ✓ Notice of Sale is published once a week for five consecutive weeks
- ✓ Request bidding instructions from the client





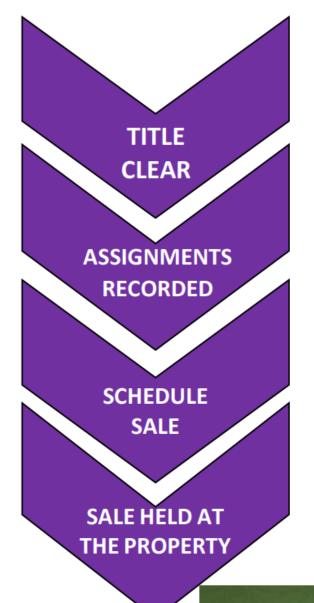
√ Foreclosure Sale Held

- ✓ Firm receives recorded Trustee's Deed and uploads to client
- ✓ If 3rd Party Sale; receive and process sale proceeds; foreclosure concluded





New Hampshire Foreclosure Milestones



✓ Order Title



- ✓ Assignments must be recorded
- √ Fannie Mae requires foreclosing in its Name
- √ Notice of Sale published and sent by certified mail

- ✓ Sale conducted by licensed auctioneer at the property
- ✓ Post-sale documents (Deed, etc) need to be executed by servicer and recorded within 60 days after sale



HARMON LAW OFFICES, P.C.

Nevada Non-Judicial Foreclosures





- · Receive Referral and Set Up File
- SCRA and BK Search
- CFPB 120 Day Rule



- Attorney Review Federal Fair Debt Notices
- · Chain of Title Review
- · Receive Executed Assignment
- QC Document Pre-Recording Review
- · Send Assignment for Recording



- Receive Executed Substitution of Trustee
- Prepare / Receive Declaration of Compliance
- · QC Document Pre-Recording Review
- · Send Substitution of Trustee for Recording



- Prepare / Receive NV Notice of Breach Affidavit & Declaration of Authority
- Check Holds / Receive NV Authorization to Proceed
- · Attorney Review / Execute Notice of Breach
- · Send Notice of Breach for Recording / Order TSG
- Post Notice of Breach (at least 100 days prior to sale)
- Post / Serve Danger Notice (at least 60 days prior to sale)



- Review TSG Title Report / Notify Client of Title Issues
- Mail Notice of Breach Servicer Letter (within 5 days of NOB recording)
- 10 Day Mailings



- Order Title Update / SCRA / BK Search
- · Prepare / Record Notice of Trustee's Sale
- Publish (for 3 weeks), Post & Mail Notice of Sale (at least 20 days before sale
- Mail IRS Notices if Required (at least 25 days before sale)



- Check Holds / Receive NV Authorization to Proceed
- · Obtain / Review Client Bid
- Order Title Update / SCRA / BK Search
- Deliver Sale / Postpone Instructions to Auctioneer



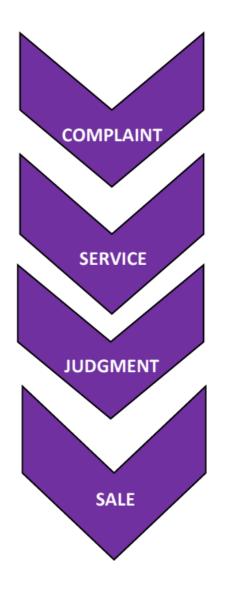
- · BK / SCRA Search Day of Sale
- Conduct Sale / Report Sale Results
- Prepare and Record Trustee's Deed Upon Sale
- 3rd Party Sale Process Client Proceeds / Excess Funds
- Mail TDUS to HOA if They Have Recorded Request for Notice





Texas California Georgia Nevada Colorado Arizona

New Jersey Foreclosure Milestones



- ✓ AOM Recorded
- ✓ Servicer executed CODI
- ✓ Lis Pendens Recorded
- √ 45 days average from Referral
- ✓ Service on homeowners, borrowers and all lienholders
- ✓ 30 days average from Complaint



- ✓ Two stage judgment: default, and then final judgment
- ✓ Servicer executed CAD
- √ 120 days average from Judgment, delays apply in some counties
- ✓ Can be postponed or stayed
- √ 45-60 days average to receipt of Deed





KML LAW GROUP, P.C.

New York Foreclosure Milestones



- ✓ Receive referral from client & obtain necessary documents
- ✓ Run necessary searches (i.e. PACER, SCRA)
- ✓ Request and obtain title search.



FIRST LEGAL/SUMMONS & COMPLAINT FILED

- √ Completed on average in 45-60 days
- ✓ Executed Statement of Review required from client attesting to the accuracy/verification of all documents and Summons and Complaint to file Certificate of Merit

SERVICE COMPLETE

- √ Completed on average in approx. 15-30 days
- ✓ Common Delays deceased defendant; defendant cannot be located (Order of Publication)

MANDATORY SETTLEMENT CONFERENCE

- √ Completed on average in 180 days
- ✓ Held to facilitate both retention and non-retention settlement
- ✓ Statutory penalties if bad faith determined by court



New York Foreclosure Milestones

ORDER OF REFERENCE or MOTION FOR SUMMARY JUDGMENT

- ✓ Courts averaging 3-6 months Upstate and 6-12 months Downstate
- ✓ If no answer, move for default of parties & appointment of referee in Order of Reference. If answer, move to strike & appointment of referee in Summary Judgment

OATH & REPORT

- √ Completed on average in 30 days
- √ Hearing can be requested if amount due contested

JUDGMENT OF FORECLOSURE
AND SALE

- ✓ Courts averaging 3-6 months Upstate and 6-12 months Downstate
- ✓ Seek confirmation of Oath & Report, right to sell property and reserve right to seek deficiency

FORECLOSURE SALE

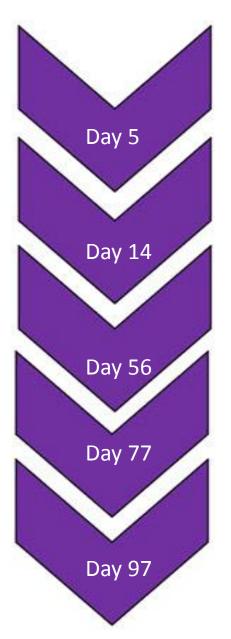
- ✓ Completed on average in 40 days
- ✓ Publish 4 consecutive times
- ✓ Can postpone once within 28 days





North Carolina Foreclosure Milestones





- ✓ Order title search
- ✓ Perform PACER & SCRA search
- ✓ Review NC 45-day pre-foreclosure notice and NCHFA database registration
- ✓ Send 5-day attorney fee notice (§6-21.2)
- ✓ Send FDCPA/30 day letter (§45-21.16(c)(5a)) with payoff figures
- ✓ Record executed Substitution of Trustee
- ✓ Obtain and review title search
- ✓ Obtain hearing date from Clerk's office
- ✓ Perform PACER & SCRA search
- ✓ First Legal: File Notice of Hearing (NOH) with Clerk of Superior Court
- ✓ Upload Affidavit of Default for Servicer execution
- ✓ Perform PACER & SCRA search
- ✓ Confirm valid service on the parties
- ✓ Attend clerk's hearing, post and serve Notice of Sale, order publication of Notice of Sale
- ✓ Perform PACER & SCRA search
- ✓ Obtain bid from servicer
- ✓ Conduct Sale and confirm if no upset bidding
- ✓ If upset bids placed, monitor upset bids until sale confirms
- ✓ File Final Report and Account with Clerk
- ✓ Record Substitute Trustee's Deed & Notice of Foreclosure



OHIO Foreclosure



- ✓ Title Search ordered
- ✓ Obtain figures and prepare FDCPA Letters
- √ Skip trace as needed
- SCRA/Pacer searches
- Review chain of title and allonges/request missing documents
- ✓ Receive/ review title
- ✓ SCRA & Pacer searches
- Complaint drafted
- ✓ Attorney review
- ✓ Complaint e-filed or overnighted
- ✓ Preliminary Judicial Report filed
- Obtain approved legal description from county
- Obtain service via personal, residential, certified mail, or process server
- ✓ Service by publication if required
- Title update order
- ✓ Affidavits prepared
- Prepare and file Military Certification/Affidavit
- Draft motion for default or summary judgment and Judgment Entry
- ✓ SCRA & Pacer searches
- ✓ Attorney review
- Circulate to opposing counsel as required
- Judgment package and motion efiled or sent to Court
- ✓ Final Judicial Report filed
- Draft Motion and Order to Appoint Private Selling Officer where applicable.







CONFIRMATION

FILED

DEED RECORDED/

EVICTION

- Prepare detailed reports for Private Selling Officer where applicable
- ✓ Praecipe for order of sale prepared
- ✓ Order of sale prepared
- Notify parties of Sale Date as required
- SCRA & PACER searches
- Request Bidding Instructions
- Prepare Bid
- ✓ Review Sale Ad
- Arrange for Sale attendance
- Attend Sale
- Sale results reported
- Obtain all cost and tax bills
- SCRA/Pacer searches



- Attorney review
- ✓ Circulate to opposing counsel as required
- ✓ Confirmation Entry e-filed or sent to Court
- ✓ SCRA & Pacer searches
- Prepare deed
- ✓ Prepare appropriate Notice to Vacate where applicable
- ✓ Prepare Cash for Keys documents where applicable
- Praecipe for Writ of Possesion,
 Forced Entry Detainer, or Personal
 Property Eviction Notice where applicable
- ✓ SCRA & Pacer searches
- ✓ Prepare and file Military Affidavit/Certification



^{*}SCRA and Pacer searches may vary as required by client.

^{**}Steps are not all inclusive and may vary by case, county, client, and investor.

Oklahoma Foreclosure Milestones



- ✓ After referral and title review, Petition is filed within 30 days.
- √ This triggers service, which can take 75-90 days to complete
- ✓ Default judgment entered within 120-150 days.
- ✓ An Answer can delay judgment.
- ✓ This may also trigger counterclaims, that cause delay.
- ✓ Sale scheduled by Sheriff.
- ✓ The administration of sales varies by county.
- √ Sales can be reset or continued.
- ✓ Confirmation usually within 150-210 days.
- ✓ Judge confirms all sales procedures followed.
- ✓ Deed is issued and recorded.

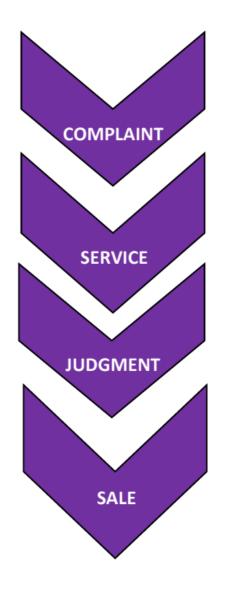








Pennsylvania Foreclosure Milestones



- ✓ Executed AOM
- ✓ Servicer executed Verification
- √ 20-30 days average time from referral
- ✓ Personal Service, or alternate service by court order
- 30-45 days average from Complaint
- √ 20 counties have mediation
- ✓ Default judgment entered by court clerk
- √ 35 days average from Service
- √ 90-120 days average from Judgment
- ✓ Can be postponed or stayed
- √ 45-60 days average to Deed





Rhode Island Foreclosure Milestones

 ✓ Pre-foreclosure mediation required for owner occupied property;

✓ Mediation notices must be sent before the loan is 120 days delinquent

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PRE-FORECLOSURE
MEDIATION
CERTIFICATE
NEEDED

TITLE CLEAR
ASSIGNMENTS
RECORDED

SCHEDULE SALE

SALE HELD AT PROPERTY

- √ Assignments must be recorded
- √ Fannie Mae requires foreclosing in its Name

✓ Notice of Sale published and sent by certified mail

- ✓ Sale conducted by licensed auctioneer at the property
- ✓ Post-sale documents (Deed, etc) need to be executed by servicer and recorded within 45 days after sale



HARMON LAW OFFICES, P.C.

South Carolina Foreclosure Milestones



- ✓ Order title search
- ✓ Perform PACER & SCRA search



- ✓ Received title search
- ✓ Perform PACER & SCRA search
- ✓ **First Legal:** File Lis Pendens/Complaint with Court
- ✓ Send to process server to start service



- ✓ Complete service and awaiting 30 day Answer period
- ✓ Start Foreclosure Intervention (if requested)
- ✓ Complete Foreclosure Intervention
 - ✓ File Certificate of Compliance; or
 - ✓ File Notice of Denial (+30 day Answer period)



Day 240

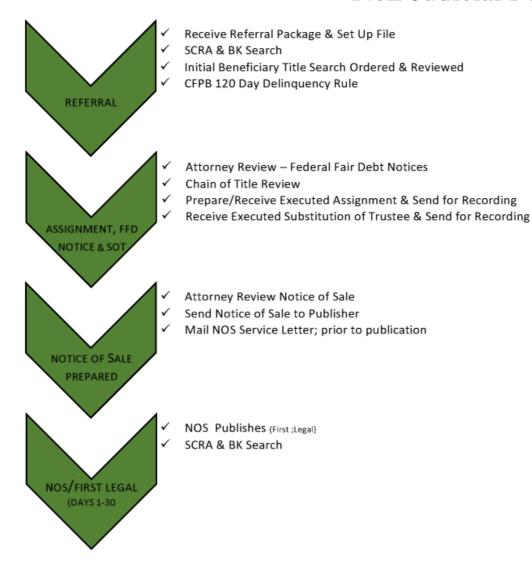
- ✓ Refer to Judge.
- ✓ File Affidavit of Default and Affidavit of Military Status
- Request Affidavit of Debt execution from client (if required)
- ✓ Request hearing date
- ✓ Perform PACER & SCRA search
- ✓ Attend hearing (Judgment Entered) and request sale date
- ✓ Schedule sale publication with newspaper
- ✓ Perform PACER & SCRA search
- ✓ Sale Held. Record deed if reverts to Plaintiff





Tennessee

Non-Judicial Foreclosures





- Check Hold/Authorization to Proceed (CATP)
- SCRA/BK Search
- ✓ Obtain Proof of Publication
- ✓ Review Client Bid / Fees/Costs for Bidding Instructions/Sale
- ✓ Deliver Sale / Postponement Instructions to Auctioneer



- ✓ Deliver Sale / Postponement Instructions to Auctioneer
- ✓ Sale Conducted



- ✓ Prepare Trustee's Deed Upon Sale
- ✓ IRS Redemption/State Period ends 120 days after sale (if applicable).
- No redemption period for mortgagors if waived in the Deed of Trust





Texas Non-Judicial Foreclosures



- ✓ Set up Foreclosure File
- ✓ Schedule Sale Date
- Request Title



- ✓ Mail Federal Fair Debt Letter(s)
- ✓ Within 5 days of referral for GSE loans.
- ✓ Post Foreclosure Solicitation Letter included with FFD

21 Days Prior To Sale

- ✓ Mail Acceleration Notice(s) / Notice of Substitute Trustee's Sale
- ✓ Post the Notice of Substitute Trustee's Sale with County Clerk (First Legal Action)
- ✓ Resolve Assignment Issues (if applicable) /Obtain SOT
- ✓ Obtain Bid

Prior to Sale



- ✓ Foreclosure Sales are held on the first Tuesday of the month
- ✓ Conduct Sale
- √ Report Sale Results

Post Sale

Texas

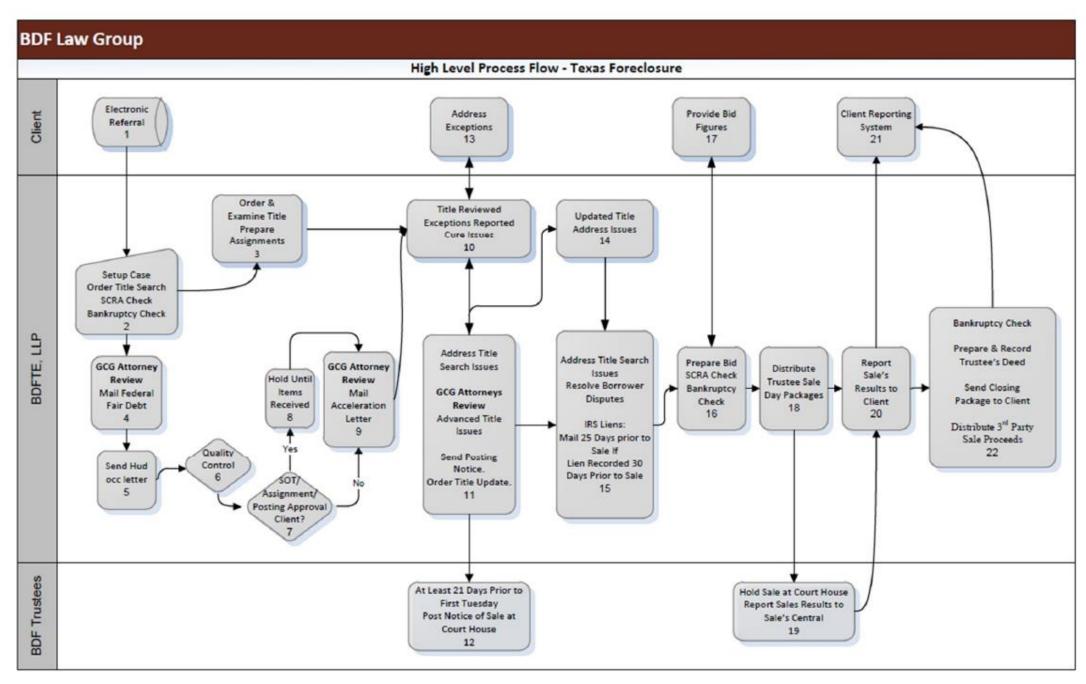
Prepare & Record Trustee's Deed



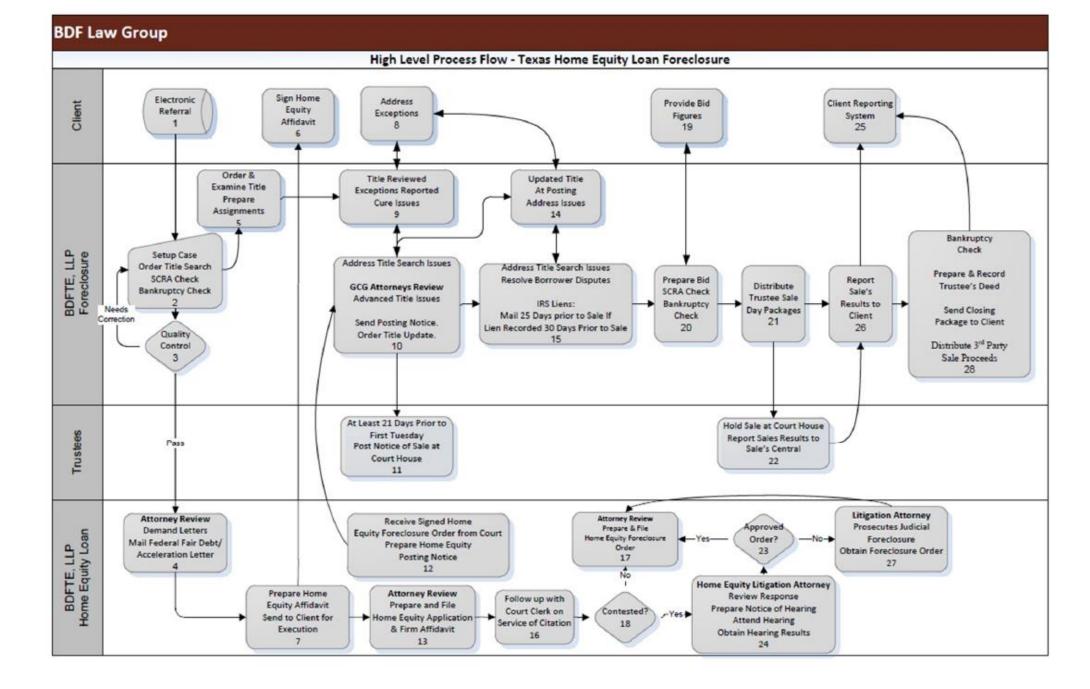
Arizona



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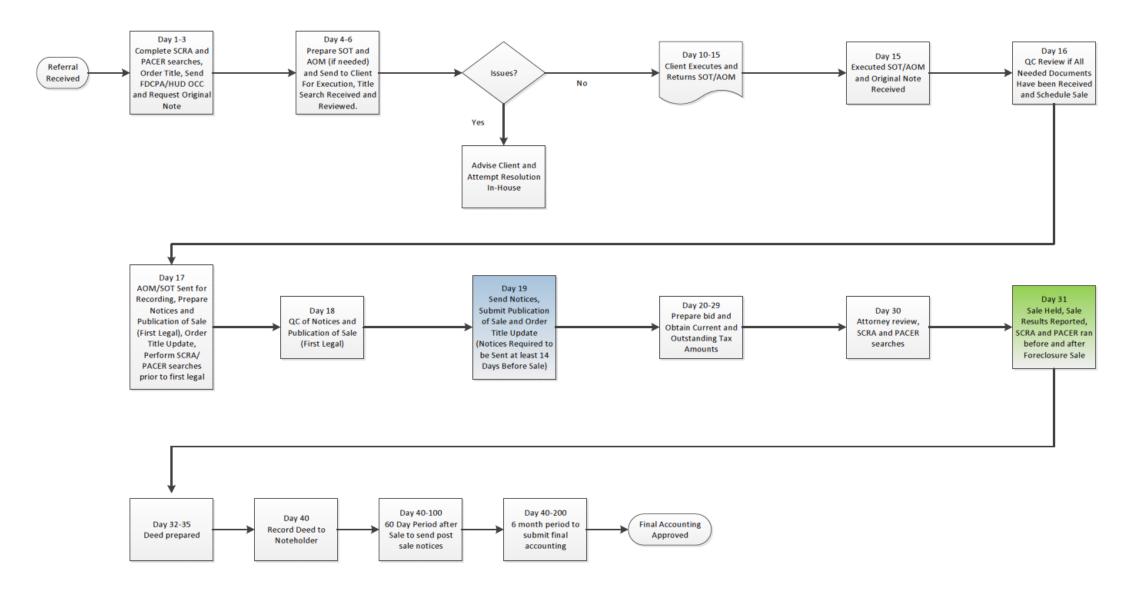








Samuel I. White, P.C. Virginia Estimated* Foreclosure Timeline





Samuel I. White, P.C. West Virginia Estimated* Foreclosure Timeline

