Foreclosure Process

Non-Judicial

Pre-Referral

- Notice of Default
- Notice of Acceleration

Pre-Foreclosure

- Mediation
- Special Notices
- Pre-Foreclosure Judicial Review

Title Review

- Current "Vesting"
- Owners
- Assignments
- Defects

Appointment of Trustee

- Judicial Appointment
- Power of Sale Appointment

"First Legal"

- Recorded Notice of Default
- Publication of Notice of Sale

Notice of Sale

- Statutory Notice of Sale Provided to Interested Parties

Sale Held

- Bid provided
- Sale reader arranged – Who, What, When, Where?
- Postponements
- Bankruptcy Filing?

Redemption Period

- Not always available
- Rights and amounts apply
- Cut off for redemption period

Confirmation/Sale Ratification

- When and How

Foreclosure Deed Issued

- When issued
- What it conveys
- By Whom is it Issued

Deficiency/ Surplus Funds

- Deposit Surplus Funds and Determine who may entitled
- Is Deficiency an Option?