



# California

## **Foreclosure Posting Requirements**

At least 20 days before the trustee's sale, the notice of sale must be posted on the property and in one local public location. The notice is also published once a week for three weeks in a local newspaper, starting at least 20 days before the sale date. The notice is mailed to the borrower at least 20 days before the sale and to anyone who requests the notice. The notice must contain the date, time, and location of the sale, the property address, and the trustee's contact information. In addition, the notice of sale must be recorded with the county recorder at least 14 days before the sale.

## **Foreclosure Auction Locations**

Most states direct the specific location where a sheriff, trustee or creditor may conduct a foreclosure sale. Often the direction is as vague as "any public place within the county in which the property is located." Other times, the statute requires that a foreclosure sale only be held at the site of the property to be foreclosed. Foreclosure sales can be conducted in any public place within the county in which the property is located.

## **Foreclosure Timeline:**

| <b>Timeline Step</b>   | <b>Days for Step</b> | <b>Total Days</b> |
|--|----------------------|-------------------|
| Initiate foreclosure by transmitting relevant documents  | 1                    | 1                 |
| Record Notice of Default   |                      |                   |
| Send 10 (business) days' notice  | 1                    | 12                |
| Receive and review Trustee's Sale Guarantee; send 1-month notices                                      | 1                    | 32                |
| Begin required postings and publishing of sale; required Notice of Sale mailed to all entitled parties | 90                   | 93                |
| Loan may be reinstated up to five business days before sale  | N/A                  | 112               |
| Sale held  | 24                   | 117               |
| Trustee's Deed is prepared and sent to county  | 3                    | 120               |

(Timeline is for non-judicial foreclosures. Intervals are optimal and assumes no delays.)