



# Missouri

## **Foreclosure Posting Requirements**

Foreclosures may be by Judicial or Non-Judicial Process. There is no statutory requirement to provide notice prior to commencing a foreclosure, but many Deeds of Trust have contractual notice provisions which must be satisfied. To commence a Non-Judicial Process, the Trustee records a Notice of Sale. The Trustee must publish the Notice of Sale either for four (4) consecutive weeks (if population less than 50,000) or for twenty (20) consecutive days (if the population is greater than 50,000). The Trustee must mail the Notice of Sale by certified or registered mail to the borrower and all parties with recorded requests for notice at least twenty (20) days prior to the sale. If the mortgagee is the successful bidder, there is a strict period of redemption through a court process. Deficiency awards are available.

## **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 at public auction held at the front door of a courthouse of the superior court in the judicial district where the property is located, unless the deed of trust specifically provides that the sale shall be held in a different place.

## **Foreclosure Timeline:**

<b>Timeline Step</b>	<b>Days for Step</b>	<b>Total Days</b>
Successor Trustee Appointed	1	1
Notice of Sale recorded	1	2
Publication	22-28	24-30
Mailing of notice	22-28	24-30
Sale	1	25-31

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