

# Non-Judicial Foreclosure in California

**Trustor fails to make payments on a note secured by a Deed of Trust**

**5 Days prior to Trustee's Sale Date, the borrower's right to reinstate expires**

**Foreclosure Avoidance Assessment - Lender must contact borrower to see if foreclosure can be avoided, then wait 30 days before filing NOD.**

**Trustee's Sale: Property is sold at public auction to the highest bidder. Bid must be in cash or Cashier's Check, and Trustee's Deed is given to buyer**

**If Borrower is unable to avoid Foreclosure, Notice of Default is Recorded**

**Purchasing a property at auction excludes title insurance, escrow, and disclosures. There's no guarantee against federal tax liens potentially nullifying the sale, and existing superior liens, like property taxes, remain in effect.**

**If default is not cured after 90 days, Lender will file a Notice of Sale**

**21 days before the Auction date, Notice of Trustee's Sale that home will be sold must be posted, published, mailed & recorded**



TAKING TITLE TO A NEW LEVEL IN CALIFORNIA