



Foreclosure Action Timeline

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| Day 1 | Record Notice of default, <i>California Civil Code 2924</i> |
| Within 10 days | Mail Notice of Default, <i>California Civil Code 2924b(2) and 2924b(5)</i> . Public Notice of Default when necessary, <i>California Civil Code 2924b(4)</i> |
| Within 1 month | Mail Notice of Default, <i>California Civil Code 2924b(3) and 2924b(5)</i> |
| After 3 months | Set Sale Date, <i>California Civil Code 2924 and 2924f(b)</i> |
| 25 days before sale date | Send Notice of Sale to IRS - when necessary, <i>IRS Regulations</i> |
| 20 days before sale date | Publish Notice of Sale, <i>California Civil Code 2924f(b)</i> . Post Notice of Sale, <i>California Civil Code 2924f(b)</i> . Mail Notice of Sale, <i>California Civil Code 2924b(2)(b), 2924b(3)(c) and 2924b(5)</i> |
| Within 10 days from first publication notice of sale | Request for directions to property sent to beneficiary, <i>California Civil Code 2924f(b)</i> |
| 14 days before sale date | Record Notice of Sale, <i>California Civil Code 2924f(b)</i> |
| 7 days before sale date | Trustee cannot sell for 7 days after expiration of court order, <i>California Civil Code 2924g(d)</i> |
| 5 business days before sale date | Right to reinstate, <i>California Civil Code 2924c(e)</i> |
| Sale date | Sold! |