

FORECLOSURE T I M E L I N E

Day 1	Record Notice of Default
Within 10 Business Days	Mail Notice of Default, Publish Notice of Default (when necessary) to Trustor and all parties who recorded Request for Notice of Default
Within 1 Month	Mail Notice of Default to All Junior Lienholders and Other Parties
After 3 Months	Set Notice of Trustee Sale Date
25 Days before Sale Date	Send Notice of Trustee Sale Date
20 Days before Sale Date	Begin Notice of Sale to I.R.S. (when necessary) I.R.S. Publication 786
Within 10 Days from 1st Publication of Notice of Sale	Send Beneficiary Request for Directions to Property
14 Days before Sale Date	Record Notice of Sale
7 Days before Sale Date	If Court Action, "7 Day" Rule may apply before Sale can occur
5 Business Days before Sale Date	Expiration of Right to Reinstate