

CALIFORNIA FORECLOSURE TIMELINE

Timeframe	Action	
Preliminaries	Declaration of Default Notice of Default Trustee Sale Guarantee Order Form	Substitution of Trustee
Start	Record Notice of Default	
10 business days	10-day Required Mailings	
1 calendar month	"30-day" Mailings	
9-11 weeks	Authority to Publish	
3 months	Order TSG Tax Lien datedown	
3 months plus 1 day	Prepare Notice of Sale No later than 20 days prior to sale: Publish Post Mail Record Notice of Sale	
29 days prior to sale	Mail Notice of Sale to IRS	
30-15 days prior to sale	Send letter to beneficiary requesting bid information	
Day before sale	Compute bid Order TSG Sale datedown	
Sale day	Conduct sale Prepare Trustee's Deed; record Prepare closing bill; accounting of sale	