

Trustee's Timeline



This timeline is intended only for the general interest of those processing foreclosure. Please consult your attorney for assistance in its use. References are to various sections of the California Civil Code.

Record Notice of Default	Day 1
Mail Notice of Default- Trustors & Requests For Notice – 2924b (b)(1) and 2924b(e)	Within 10 business days
Publish Notice of Default –when necessary -2924 (b)(d)	Within 10 business days
Mail Notice of Default to Jr. Lienholders- 2924b(c)(1)(2) and 2924b(e)	Within 1 month
Set Sale Date -2924 and 2924f(b)	After 3 months
Send Notice of Sale to IRS, as required in cc §2924b(c)(4) – IRS regs. (Re: IRS lien(s))	25 days before sale date
Publish Notice of Sale- 2924f(b)	20 days before sale date
Post Notice of Sale -2924f(b) on property and in public place	20 days before sale date
Mail Notice of Sale- 2924(b)(c)(3) 2924(e)- INCLUDES any State taxing agency, including office of the controller if Notice of lien for postponed property taxes has been recorded.	20 days before sale date
Request for directions to property sent to beneficiary- 2924f(b) (Vacant Property)	Within 10 days from 1 st publication notice of sale
Record Notice of Sale-2924f(b) with APN No.	20 days before sale date
Trustee cannot sell for 7 days after expiration of court order, unless the order otherwise provides- 2924g(d) (TRO or BK)	10 days before sale date
Right to reinstate ends – 2924c(e)	5 business days before sale date
SOLD!! (2924g and 22924h)	Sale date
120 days IRS redemption period only if IRS lien recorded 30 days prior to sale	120 days

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