

CALIFORNIA TRUSTEE'S SALE (FORECLOSURE)

Steps

Borrower
Defaults

The Borrower (Trustor) has not made good on the loan. The lender (beneficiary) begins foreclosure by requesting the Trustee to file a *Notice of Default* California Civil Code CC2924c.(a)(1)

Trustee Records
Notice of Default

Copy of *Notice Of Default* must be sent to Borrower (Trustor) by registered or certified mail within 10 days of filing

Reinstatement Period
Starts and Runs Until
Five Business Days Prior
to Sale

The reinstatement period runs until 5 days before the date of sale. The Borrower (Trustor) may reinstate the loan (bring loan current and stop foreclosure) by paying all delinquent installments, foreclosure costs and Trustee's fees.

Trustee Records and
Publishes *Notice of Sale*

Borrower (Trustor) fails to reinstate the loan and *Notice Of Sale* is filed and is published in a newspaper at least once per week for 20 days. *Notice Of Sale* must also be posted in a public place and on the property. California Civil Code 2924 c.(b)(1)], 2924 f. (b)(1)

Trustees Sale
is Held

Any person may bid on the property via public auction. All bids must be in cash or its equivalent.

Successful Bidder
Receives Trustee's
Deed

A *Trustee's Deed* is issued to the highest bidder (Purchaser). The Purchaser acquires all rights held by the former Borrower (Trustor) / (Owner). California Civil Code 2924 h. (c)

There is no *Right Of Redemption* after a *Trustee's Sale*

Above information adapted from "California Real Estate Principles" third edition

