

## TYPICAL FORECLOSURE TIMELINE

**THIS TIMELINE CAN PLAY OUT IN LESS THAN 180 DAYS!!!  
Don't wait ... Act Immediately ... Contact Your Lender!!!**

- 30 - 90 days** First of missed mortgage payments  
Mortgage Company sends owner notice of default and demands payments in full.
- 30 days later** Legal proceedings begin when Mortgage Company files complaint.  
Call your lender ...
- 28 days later** Owner has 28 days from receipt of the complaint to file an answer.
- Within 5-30 days** Mortgage company attorney files motion for default judgment if no answer is made.  
Court can render default judgment decision.  
Attorney files motion for judgment decree in foreclosure.  
Court can render judgment decree in foreclosure decision.  
Attorney files praecipe (written request to the court to issue a writ/written order requiring an action to be done) for order of sale with the clerk of courts.
- Within 3 days** Clerk delivers praecipe to sheriff.
- Next 3 months** An appraisal is ordered and completed.  
The sale date is set.  
Sale is advertised in the paper for 5 weeks.
- Day of Sale** Sheriff sale will occur.  
**IMPORTANT!!** Owner has right to redeem the property at any point up to the confirmation of sale!
- 30-60 days of sale** Confirmation of Sale (orders sheriff's deed and gives new owner right to file for writ of possession)  
14 days after confirmation of sale the Sheriff's deed is issued.  
New owners files for writ of possession.  
Sheriff will give you 10-14 days to move out of your home – this may be extended up to 30 days for hardship.  
Only the Sheriff has the right to tell you to move out of your home.

**This should not be construed as legal advice. Please contact an attorney if you required such advice.**