

NEW YORK FORECLOSURE TIMELINE WITHOUT LEGAL COUNSEL

Day 1:
A mortgage payment
is missed.



Day 61:
90 Day Pre-Foreclosure Notice.
The loan services will send a
“demand” letter. Homeowner will
be given 30 days to pay the
delinquent amount and the
late charge.



Day 121:
Lender files request for
judicial intervention.



Day 181:
The lender can file a motion
with the court for an Order
of Reference, asking the judge
to appoint a referee to add up
the total amount owed to the
lender according to the terms
of the mortgage.



Day 301:
Foreclosure sale in New York
by public auction at a county
courthouse. The home is sold
to the highest bidder. Once
payment is made and the sale
is complete, the winning
bidder takes ownership of
the property.



Once a sale is complete,
defendant has no right of
redemption. Homeowner
loses home.

**MONTH
1**

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Day 31:
Lender sends a pre-
foreclosure notice.



Day 91:
Lender records a formal notice
of foreclosure or “lis pendens”
with the court and serves
homeowner with notice of the
action through a “Summons
and Complaint.”



Day 151:
Failure to File an Answer.
If the homeowner/defendant
fails to file an Answer, the
defendant defaults.



Day 241:
After the referee adds up the
total amount owed, the lender
files a motion with the court to
request the court enter a
default Judgment of
Foreclosure and Sale.



Day 271:
After the judge signs the Judgment
of Foreclosure and Sale, the lender
publishes a notice about the auction
in a newspaper at least 30 days before
the auction date, and then may
schedule an Auction of the property
by the referee. If the borrower never
filed an Answer or a notice of
appearance, the lender is not required
to give notice of the sale to the
borrower.



Amerihope Alliance
LEGAL SERVICES