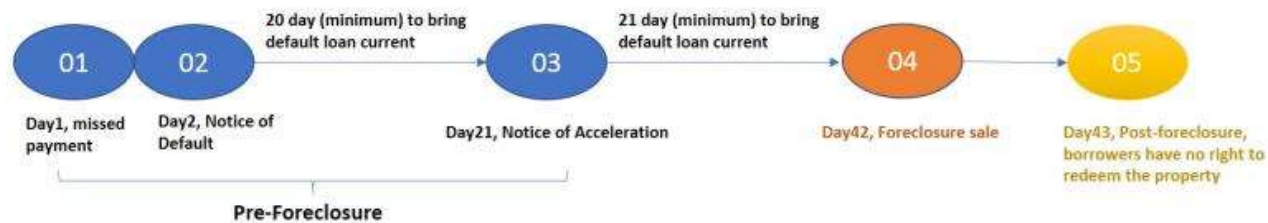


Texas: Non-Judicial Foreclosure

The majority of foreclosures in **Texas** are executed through what is known as the non-judicial process.



Texas timeline:

- Can be as little as 41 days, depending on the timing between mailing the notices and the actual foreclosure date. All foreclosure sales occur on the 1st Tuesday of the month between 10am-4pm
- Most loan from a bank must be 120 days delinquent before any foreclosure activity starts.

IL Judicial Foreclosure: 12-18 months

3 months: Missed 3 payments

Day 1

30 day

60 day

90 day

120 day

180 day-
210 days

7 months after being
served

300 days -

Due date:
missed 1st
payment

missed 2nd
payment

Lender send
Notice of
Acceleration

Lender send IL Grace
Period Notice; offering
housing counseling, no
foreclosure in 30 days

If accept counseling,
additional 30 days no
foreclosure

Lender

- send notice of **intent to foreclose**
- Attorney to list all parties (HOA, spouse, anyone who has lien as defendant), and file foreclosure (public record)

Court:

- obtain Personal jurisdiction over all named defendants
- 1st court day stamped

Borrower:

- **Answer** in 30 days after being served
- Can extend additional 30 days

3 months redemption period:

- Cannot auction the house

Lender:

- Motion for Summary Judgment within **30** days of filing of **answer**

Borrower:

30 days to response

Lender:

14 days to reply

Court:

- Motion for hearing at the next available date, can takes **2** months

AUCTION

**After 15 days:
Eviction
entered**

**30 days to
move out**