

Trustee's Work Schedule
Foreclosure under NRS.107
•Time Frame • Paper Work

- **Preliminaries**
 - Declaration of Default
 - Notice of Default
 - Military Affidavit
 - Trustee Sale Guarantee
 - Order
 - Substitution of Trustee if required

- **Start of Foreclosure**
 - Record Notice of Default

- **10 Days**
 - 10-day required mailing
 - (Title Company letter report)
 - Prepare Declaration of Mailing from date of mailing

- **35 Days from date the Notice of Default is Mailed**

- **90 Days from date the Notice of Default is Mailed**
 - Authority to Publish
 - Obtain bid information from beneficiary
 - Compute bid (Any Advances?)
 - Order TSG Tax Lien datedown and Bankruptcy run
 - Record Notice of Sale
 - Publish once a week for **3 consecutive weeks**
 - ◆ Post Notice of Sale (3 public places)
 - ◆ Mail Notice of Sale (Regular and certified mail)
 - ◆ Prepare declaration for the above

- **29 Days Prior to Sale**
 - Mail Notice of Sale to IRS (for liens of record)

- **Sale Day**
 - **Prior to Sale**
 - ◆ Order TSG Sale datedown and Bankruptcy run
 - **Conduct Sale**
 - ◆ Prepare Affidavit of Sale

- **After Sale**
 - Prepare Trustee's Deed and record
 - Prepare Closing bill and accounting of sale

**Reinstatement
Period**

**Reinstatement
Possible at the
Discretion
of the
Beneficiary
Payoff,
Rescission or
Full Reconveyance**