

The Foreclosure Process

The foreclosure process begins when a property owner ceases to pay their regularly scheduled mortgage payments. Typically, after the mortgage company has not received payments for 2-6 months, a Sheriff's Sale will be scheduled. The notification of delinquency and Sheriff's Sale date must be publicly posted for 6 weeks prior to the scheduled Sheriff's Sale. From the point of Sheriff's Sale, the home owner has 6 months to fully redeem their mortgage (pay off the mortgage in full). During the 6 month redemption period, the home owner has the right to stay in their property.

When the 6 month redemption period has expired, the home owner is required to vacate the property and the mortgage lien holder (bank or lender) takes possession of the property. This is the point at which a "bank owned" property is usually listed with a real estate broker.