



**Texas Foreclosure Timeline
(for non-judicial foreclosures)**

Timeline different for home equity loans, tax loans, and government foreclosures.

Warning

Borrower may get other correspondence or calls from lender demanding money, promising a workout, or other solution. These agents may not be aware that the lender attorneys are proceeding with foreclosure. Until a borrower receives something in writing, a borrower should assume the foreclosure is proceeding. Some collection depts say anything to get money even if it will not stop the sale. Many lender agents may want to help, but they do not have power to stop the sale. Others may want borrowers to think something is happening so they will not file bankruptcy in time, or seek counsel to review loan for predatory lending practices.

Foreclosure avoided

A payment plan, loan modification, other arrangement can be made at any time before the sale to avoid foreclosure, even after the time in the first notice has passed (however, the chances decrease since the lender can demand the entire loan be paid at that point).

Bankruptcy

Will stop foreclosure the moment it is filed.

Forces lender to accept payment plan, but to save home must be able to afford regular payments and some on delinquency each month (can be spread out up to five years).

Counseling course required prior to filing.