



Foreclosure Process in MN:

Non-judicial foreclosure

What is foreclosure?

- Legal means lender uses to repossess a house
- Time sensitive process

A homeowner needs to understand their rights during the foreclosure process to make the best decisions for their household.

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Mortgage has been paid on time.

Mortgage payment is missed for the first month.

Late fee charged.
Collection calls begin.

Day 1 (first day of month missed)

Day 15

Mortgage payment is due for the second month and does not get paid.

Loan is in default.

Day 31

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Late fees continue to be charged and accrue.
Collection calls continue.

Day 45

Mortgage payment due for third month.
Mortgage company warns of foreclosure, and will often give a deadline to bring the mortgage current.

Day 61

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Late fees continue to be charged and accrue.

Day 75

Mortgage payment due for fourth month.

Mortgage file sent to attorney in MN to start the foreclosure process.

Day 91

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Client receives "30 day notice of intent to foreclose" (acceleration letter) from attorney's office.

The six week advertisement period can run concurrently with the notice of intent to foreclose.

Mortgage payments are still due and accruing.

+/- Day 100

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Advertisement of the foreclosure sale begins in the legal paper for the area where the house is located.

Attorney fees and costs added to mortgage arrears (\$1800-3000).

+/- Day 100
(continued)

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Service of foreclosure notice.

To keep the house and mortgage, the default amount must be cured before the sheriff sale occurs.

+/- Day 144

+/- Day 174

The sheriff sale occurs at the courthouse in the county where the property is located.

+/- day 175
(sale date)

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On the day of the sheriff sale, the "redemption period" begins (usually 6 months)

The mortgage is now "dead" and can no longer be brought current.

6 months

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After the Sheriff sale, during the redemption period:

- Owner has the right to sell the property if there is equity in the property,
- Owner can refinance, if possible,
- Owner can continue to occupy the home.

6 months

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Owner can extend the redemption period by 60 days by filing bankruptcy at the very end of the 6 months.

Redemption period ends
Owner must surrender the house and vacate the premises

Sale date +
179 days

Sale date +
6 months
(180 days)

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This is an estimate of the mortgage foreclosure timeline in Minnesota. We encourage clients to seek legal advice about their specific situations, stay in contact with their lenders and seek community resources.