



North Carolina Homeowners: Your Foreclosure Timeline Cheat Sheet

Understand exactly what happens—before the bank takes over.

Know what’s coming—without guessing, panicking, or missing critical deadlines.

HOW TO USE THIS GUIDE

This cheat sheet is for **North Carolina homeowners behind on mortgage payments** who want to know **what happens next** in the foreclosure process.

1. Find where you are in the timeline (based on your current situation).
2. Look at what’s coming next and when key deadlines hit.
3. Use the notes to prepare or take action before things get worse.
4. If you're already deep in the process, skip to the “Urgent Actions” section at the end.

NC Foreclosure Timeline (Step-by-Step)

1 DAY 1: Missed Payments

1. You miss your first mortgage payment.
2. Late fees begin stacking.
3. No legal action—yet.

2 BY DAY 36: Servicer Contact

1. Servicer must make a good faith effort to contact you.
2. If they don't—or if you ignore them—you lose leverage.

3 AROUND DAY 45: 45-Day Letter

1. You receive a letter outlining your delinquency, options, and counselor info.
2. Act now to request forbearance or modification before legal action starts.

4 BEFORE HEARING: 30-Day Payoff Demand Letter

1. Sent by the lender’s attorney.
2. Lists total debt, daily interest, and all fees.
3. Often overlooked—but it’s a major trigger point.

5 AROUND DAY 75–90: Notice of Hearing

1. Legal notice you’re being taken to foreclosure hearing.
2. Mailed and/or posted on property.
3. This is when the foreclosure process officially begins.

6 10+ DAYS AFTER NOTICE: Clerk of Court Hearing

1. You can attend and challenge the foreclosure.
2. Judge decides:
 - I. Is the debt valid?
 - II. Does the lender have the legal right to foreclose?
 - III. Was proper notice given?
 - IV. Is there a “power of sale” clause?
3. If they win, sale is approved.

7 POSTED 20 DAYS BEFORE SALE: Notice of Foreclosure Sale

1. Notice goes up at courthouse & in local paper.
2. You (and any co-borrowers) get a final mailed notice.

8 TYPICALLY 100–120 DAYS AFTER FIRST MISSED PAYMENT: Foreclosure Auction

1. Public sale of your home.
2. Anyone can bid—including the lender.
3. You can still show up and bid if you have cash + deposit.

9 10-DAY UPSET BID PERIOD

1. After the sale, anyone can make a higher offer.
2. Clock resets with each upset bid.
3. This is your final shot to stop the sale or redeem.

10 Redemption Ends / “Rights Have Fixed”

1. Once upset bid window ends, the buyer gets the deed.
2. Your legal rights to the home are gone.
3. Any effort to stop it after this = denied by the court.

If You Are Here...	Do This Immediately
Missed 1–2 Payments	Contact your servicer + gather all documents
Received Hearing Notice	Prepare to attend / seek guidance NOW
Foreclosure Scheduled	Consider legal motion or strategic sale
Sale Happened	Move fast to redeem or plan relocation

WHY THIS IS IMPORTANT:

Most homeowners don't know where they are in the process until it's too late.

This cheat sheet removes the confusion and gives you a clear view of your **options, deadlines, and escape routes**—all in one place.

If you're more than 45 days behind—or have a hearing notice—it's time to move fast.

Book Your Free 15-Minute Strategy Call

<https://granitecapitalproperties.com/>

Let's map out your options before it's too late.

You'll walk away knowing exactly where you are—and what to do next.