



# Michigan

## Foreclosure Posting Requirements

Foreclosures are either Judicial or Non-Judicial depending on the existence of a Power of Sale Clause in the mortgage. Non-Judicial mortgages commence by the filing of a Notice of Sale in the County where the property is located. The Notice of Sale must be published for four (4) consecutive weeks. Within fifteen (15) days of commencing publication, the Notice of Sale must be posted on the property. There is a redemption period after the sale, which can run from thirty (30) day to one (1) year depending on the facts of the case. The most common redemption period is six (6) months. Deficiency awards are available.

## Foreclosure Auction Locations

Most states direct the specific location where a sheriff, trustee or creditor may conduct a foreclosure sale. Often the direction is as vague as 'any public place within the county in which the property is located.' Other times, the statute requires that a foreclosure sale only be held at the site of the property to be foreclosed. Foreclosure sales can be conducted at public auction held at the front door of a courthouse of the superior court in the judicial district where the property is located, unless the deed of trust specifically provides that the sale shall be held in a different place.

## Foreclosure Timeline:

Timeline Step	Days for Step	Total Days
Appoint Successor Trustee	1	1
Record Notice of Sale	1	2
Publication of Notice of Sale	28	30
Post Notice of Sale (from recordation)	15	30
Sale	1	31
Redemption Period	30-365	61-396

(Timeline is for non-judicial foreclosures. Intervals are optimal)