

**NEVADA
FORECLOSURE TIMELINE**

Functions To Be Performed	No. of Days After File Received
1. Receipt of Referral from Client – Trustee Sale Guarantee is Ordered and Notice Of Default prepared	1
2. Notice of Default Recorded – 1 st Legal	3
3. Trustee Sale Guarantee report received and reviewed	9
4. 10-Day Mailings are sent to all parties in the Chain of Title	12
1. Substitution of Trustee prepared, executed & recorded	35
2. 3 Month Redemption Expires	94
3. Publication of Notice of Sale for 3 consecutive weeks	95
4. Posting of Notice of Sale	98
5. Trustee Sale Held	118
6. Trustee’s Deed Upon Sale Recorded	120
7. Post Sale Functions for FHA & VA Title Package completed Within guidelines upon receipt of conveyance information	

COMMENTS

These timelines assume that no delays occurred during the foreclosure process. Delays may occur if the Substitution of Trustee is not returned for recording or if an assignment is missing or other title issues arise. A Trustee Sale may be postponed for an unlimited number of times, however we advise that any delays be approved in writing by the borrower in the form of Written Forbearance Agreements.

**NEVADA
BANKRUPTCY MOTION FOR RELIEF TIMELINE
AND
ADDITIONAL SERVICES PROVIDED**

Functions To Be Performed Action Taken	No. of Days After Previous
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1. Pursuant to Nevada Local Rule 4001, the Movant is required to prepare a two (2) day (if faxed) or a five (5) day (if sent by U.S. mail) Demand Letter, wherein Movant must attempt to resolve the dispute prior to filing the Motion for Relief (“MFR”). We are usually able to accomplish this by faxing the Demand Letter, which results in the two (2) day time period applying. The Demand Letter is required to be attached to the MFR as an exhibit, if the Debtor fails to resolve the dispute.	
2. Response by Debtor to Demand Letter:	2-5
a. If Debtor agrees to Surrender the Property (usually Chapter 7): A Stipulated Order Vacating Stay is prepared. Movant and Debtor’s Attorney execute the Stipulated Order. No MFR is required and the Stipulated Order is lodged with the Court.	
b. If Debtor agrees to pay the arrearages in a Chapter 7 Bankruptcy: All of the funds necessary for a full reinstatement must be received within the Demand Letter timeframe or the Motion for Relief will be filed upon expiration of the Demand Letter.	
c. If Debtor agrees to cure the post petition default in a Chapter 13 Bankruptcy: A six (6) month Stipulated Adequate Protection Order is prepared and circulated to all of the parties for execution, including the trustee. No MFR will be filed.	
3. No response by Debtor to Demand Letter: The Motion for relief will be filed upon expiration of the Demand Letter.	2-5

4. Scheduled Hearing Date:
The hearing date is set and noticed when Motion for Relief is filed.
There will be a hearing by the Bankruptcy Court on all MFR's filed.
5. Hearing Held:
21-28
Usually held 21-28 Days from the filing date of the MFR.
6. Relief Order:
3-7
The order will be executed by the Court 3-7 days after the hearing date.
7. Adequate Protection Orders ("APO's"):
14-21
APO's must be executed by all parties.
8. Final Bill:
1
The final bill will be prepared within one (1) day from the date the Order is received.
9. Contested and Continued Cases:
If disputed evidence is provided by both parties, an Evidentiary Hearing will be set by the Court.

The average time to complete a Chapter 7 Bankruptcy case in Nevada is approximately 30-35 days. The average time to complete a Chapter 13 Bankruptcy case in Nevada is approximately 40-45 days.

ADDITIONAL SERVICES PROVIDED:

- Proof of Claims
- Review of Plan
- Objection to Plan
- Attend Confirmation Hearings
- Motion to Dismiss
- Motion for In Rem relief
- Motion for Possession
- Defend Motion to Reinstate the Stay
- Declaration of Breach (Notice of Default)
- Payment Reconciliations
- Motions to Sequester Cash Collateral
- Motions and/or Responses to Sell Property Free and Clear of All Liens

All services are provided on a Flat Fee basis as agreed upon between the firm and client, except in the case of contested matters that are handled on a hourly basis, subject to prior written approved by the client.

**NEVADA
CITY OF LAS VEGAS
RESIDENTIAL FORCIBLE DETAINER (EVICTION) TIMELINE**

Functions To Be Performed	No. of Days After File Received
1. Hand-deliver demand for possession letter to Occupants of property demanding them to vacate the property within 3 days from the date of the letter.	1
2. Hand-delivered and mail demand for possession letter to Occupants of property demanding them to vacate the property within 5 days from the date of the letter.	4
3. Have the property inspected on the ninth day to see if property still occupied or if the occupants have vacated.	9
a. If vacant, call client immediately so that they can have property secured.	10
b. If property still occupied, prepare all necessary pleadings and file a forcible entry and detainer action in the Justice Court of the county where the property is located.	10
4. No hearing held and an Ex-parte Order entered.	24
5. Order and Instructions to the Constable to lock-out the Defendants.	25
6. Constable's Office takes action to remove occupants from property.	30-35

COMMENTS

The average time in Las Vegas to complete an Eviction is 25 days. Delays can occur if the Defendant files an answer, which would then require the filing of a lawsuit in Justice Court. This will generally can cause a two to three week delay. Delays are sometimes experienced as a result in the Court not timely setting the hearing and/or delayed service of process, which is handled by the Sheriff's Office. Nevada is not a redemption/ratification state.

PERSONAL PROPERTY DISPOSITION

In Nevada, an eviction is completed by a lockout. A locksmith meets the constable at the property and changes the locks on the property. The Defendant usually contacts the plaintiff (bank, mortgage company, etc.) to make arrangements to remove their personal property from residence. If the defendant fails to contact the plaintiff for the removal of the items, the plaintiff will make arrangements with a licensed bonded moving company to have the items removed. The plaintiff must then send a letter to the defendant at the last known address giving them the name and address of the storage facility and advising them that the personal property has been removed and that the storage facility is pre-paid for one month, which must be paid by the plaintiff.

NEVADA ALL CITIES OTHER THAN LAS VEGAS RESIDENTIAL FORCIBLE DETAINER (EVICTION) TIMELINE

Functions To Be Performed	No. of Days After File Received
1. Hand-deliver demand for possession letter to Occupants of property demanding them to vacate the property within 5 days from the date of the letter.	1
2. Have the property inspected on the sixth day to see if property still occupied or if the occupants have vacated.	6
b. If vacant, call client immediately so that they can have property secured.	7
b. If property still occupied, prepare all necessary	7

pleadings and file a forcible entry and detainer action in the Superior Court of the county where the property is located.

3. Order to Show Cause Hearing is set; occupants served with the Summons and Complaint. 17
4. Order to Show Cause Hearing Held. If occupants fail to appear at the hearing, an Order is entered against them for possession. Or, if occupants appear at hearing try to convince the Judge why a Writ should not be issued, and should the Court find in their favor, an Evidentiary Hearing is set, which will generally delay the process for approximately fourteen (14) days from that point forward. If client's ownership of property is proven and an Order is entered against occupants, the judge will grant the Order indicating that a Writ of Restitution be issued directing the Constable's Office to lock-out the occupants. 17
5. Order, Writ of Restitution and Instructions to the Constable to lock out the defendants. 24
6. Constable's Office takes action to lockout occupants from Property. 30-35

COMMENTS

The average time in Las Vegas to complete an Eviction is 35 days. Delays can occur if the Defendant files an answer, which would then require the filing of a lawsuit in Justice Court. This will generally can cause a two to three week delay. Delays are sometimes experienced as a result in the Court not timely setting the hearing and/or delayed service of process, which is handled by the Sheriff's Office. Nevada is not a redemption/ratification state.

PERSONAL PROPERTY DISPOSITION

In Nevada, an eviction is completed by a lockout. A locksmith meets the constable at the property and changes the locks on the property. The Defendant usually contacts the plaintiff (bank, mortgage company, etc.) to make arrangements to remove their personal property from residence. If the defendant fails to contact the plaintiff for the removal of the items, the plaintiff will make arrangements with a licensed bonded moving company to have the items removed. The plaintiff must then send a letter to the defendant at the last known address giving them the name and address of the storage facility and advising them that the personal property has been removed and that the storage facility is pre-paid for one month, which must be paid by the plaintiff.