



S.B.S. TRUST DEED NETWORK
SIMPLY BETTER SERVICE

NEVADA TIMELINE

TIME FRAME	PAPERWORK
Preliminaries	<u>Declaration of Default</u> <u>Substitution of Trustee</u> (if needed) Order Trustee's Sale Guarantee (TSG)
Start	Record Notice of Default
10 days	10-Day Mailings Post Notice of Default (residential only)
After 30 days	Request Mediation Certificate (residential only)
After 3 months*	Prepare Notice of Sale Order TSG Update
25 days prior to sale	Mail Notice to IRS (if necessary)
No later than 20 days prior to sale	Publish, Post and Mail Notice of Sale
Day Before Sale	Complete Bid Instructions Order TSG Update
Sale Day	Conduct Sale Prepare and Record Trustee's Deed

*Mediation Certificate is required for residential properties prior to scheduling the sale

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