

Table 1: State Foreclosure Laws

State	Judicial or Non-Judicial Foreclosure	Optimum Timeline*	Recourse Classification	State	Judicial or Non-Judicial Foreclosure	Optimum Timeline*	Recourse Classification
Alabama	NJ	49-74	Recourse	Nebraska	NJ	121	Recourse
Alaska	NJ	108-111	Non-Recourse	Nebraska	J	176	Recourse
Arizona	NJ	115	Non-Recourse	Nevada	Nj	116	Recourse
Arkansas	NJ	90	Recourse	New Hampshire	NJ	75	Recourse
California	NJ	120	Non-Recourse	New Jersey	J	295	Recourse
Colorado	NJ	173	Recourse	New Mexico	J	225	Recourse
Connecticut	J, strict	160	Recourse	New York	J	445	Recourse
Connecticut	J, by decree of sale	235	Recourse	(NYC)			
DC	NJ	48	Recourse	New York	J	299	Recourse
Delaware	J	200-300	Recourse	(Outside NYC)			
Florida	J	150	Recourse	New York	NJ	355	Recourse
Georgia	NJ	48	Recourse	(Outside NYC)			
Hawaii	NJ	195	Recourse	North Carolina	NJ	120	Non-Recourse
Hawaii	J	320	Recourse	Purchase			
Idaho	NJ	150	Recourse	Mortgages			
Illinois	J	345	Recourse	North Carolina	NJ	120	Recourse
Indiana	J	266	Recourse	Other			
Iowa	J	180	Non-Recourse	Mortgages			
Kansas	J	230	Recourse	North Dakota	J	150	Non-Recourse
Kentucky	J	198	Recourse	Ohio	J	217	Recourse
Louisiana	J, executory process	209	Recourse	Oklahoma	NJ	201	Recourse
Louisiana	J, non-executory	269	Recourse	Oregon	NJ	160	Non-Recourse
Maine	J	270	Recourse	Pennsylvania	J	300	Recourse
Maryland	J	46	Recourse	Rhode Island	NJ	74	Recourse
Massachusetts	J	75	Recourse	South Carolina	J	180	Recourse
Michigan	NJ	360**	Recourse	South Dakota	J	340	Recourse
Minnesota	NJ	270-280***	Non-Recourse	Tennessee	NJ	50-55	Recourse
Missouri	NJ	61-65	Recourse	Texas	NJ	35-60	Recourse
Montana	NJ	163	Non-Recourse	Texas	J	80-180	Recourse
Mississippi	NJ	90	Recourse	Utah	NJ	139	Recourse
				Vermont	J	275	Recourse
				Virginia	NJ	60	Recourse
				Washington	NJ	140-150	Non-Recourse
				West Virginia	NJ	120	Recourse
				Wisconsin	J	315	Non-Recourse
				Wyoming	NJ	180	Recourse

Notes: * These are optimum timelines from The National Mortgage Servicer's Reference Directory, 21st edition (2004). The optimum timelines assume no delays and are based on uncontested foreclosure actions. ** The non-judicial foreclosure optimally takes 60 days; however, after that the redemption period begins to run, typically for 6 months. Estimated time for completion for uncontested foreclosure without eviction action is 12 months. ***The sale in non-judicial foreclosure can generally be held within 90 days; however, there are substantial redemption rights in Minnesota. Thus, including the redemption period the optimum timeframe for non-judicial foreclosure is 270-280 days.