

# NOTICE OF DEFAULT: NOW WHAT?

*A clear, judgment-free guide to understanding  
your options and protecting your next move.*

# IMPORTANT DISCLAIMER

This guide is provided for educational and informational purposes only. It is not intended to be, and should not be relied upon as, legal advice, financial advice, tax advice, or credit counseling.

Real estate laws, foreclosure timelines, lender policies, and homeowner options vary by state, lender, loan type, and individual circumstances. Because every situation is unique, the information in this guide may not apply to your specific circumstances.

Nothing in this guide creates an agency relationship, client relationship, or obligation of any kind. Reading this guide, contacting the author, or requesting additional information does not require you to sell your home or engage in any real estate transaction.

Any discussion of potential options – including loan modification, repayment plans, selling a property, or avoiding foreclosure – is not a guarantee of outcome. Results depend on many factors, including lender approval, timing, market conditions, and individual financial circumstances.

Homeowners are encouraged to seek guidance from qualified professionals,

including:

- A licensed attorney
- A HUD-approved housing counselor
- A certified financial or tax professional

Rebecca “Bex” Janowak is a licensed real estate broker and does not provide legal, tax, or financial counseling services.

All information is believed to be accurate at the time of publication; however, laws and lender practices may change without notice.

## YOUR CHOICES MATTER

You are under no obligation to contact the author, list your home for sale, or take any specific action as a result of this guide. Any decisions you make should be based on your own circumstances and professional advice when appropriate.

# IF YOU'RE HERE, PAUSE FOR A MOMENT.

Receiving a Notice of Default can feel overwhelming. Confusing. Even embarrassing.

Let's clear something up right away:

- This notice does not mean foreclosure has already happened.
- It does not mean you're out of time.
- And it absolutely does not define you.

This guide is here to walk you through what this notice actually means, what options may still be available, and how to take your next steps calmly and intentionally.

You don't have to figure this out all at once.

## WHAT IS A NOTICE OF DEFAULT?

A Notice of Default is a formal notice from your lender stating that your mortgage is behind and action is required to bring the loan current.

Important things to know:

- It is often the first major legal step in the foreclosure process
- Timelines vary by state and lender (this is true but varies – factual note)
- Many homeowners receive this notice long before foreclosure is inevitable

This notice is a signal – not a sentence.

# WHAT HAPPENS IF NOTHING CHANGES?

Ignoring the notice can limit your options over time. Potential outcomes may include:

- Additional fees and penalties
- Increased lender pressure
- A foreclosure filing if the situation continues unresolved

The good news?

Taking action early usually creates more choices.

## YOUR POSSIBLE OPTIONS

Every situation is different, but homeowners may have options such as:

- Catching up on payments
- Loan modification or repayment plans
- Forbearance options
- Selling the home before foreclosure
- Protecting equity and credit where possible

Not every option fits every homeowner – and that's okay.

The goal is understanding what applies to you.

# SELLING VS. FORECLOSURE (PLAIN LANGUAGE)

Selling before foreclosure can sometimes allow homeowners to:

- Control the timeline
- Avoid a foreclosure on record
- Walk away with dignity – and sometimes equity

Foreclosure, on the other hand:

- Removes control from the homeowner
- Often impacts credit more severely
- Can limit future housing options

This isn't about pushing a sale.

It's about understanding consequences before decisions are made.

## LET'S TALK ABOUT EQUITY

Many homeowners are surprised to learn they still have equity – even during default.

Equity can sometimes:

- Cover missed payments
- Pay off liens
- Fund a fresh start

You don't know what you have until you look.

# QUESTIONS TO ASK YOURSELF

- What caused this situation? (Temporary or ongoing?)

---

---

- Is keeping the home realistic long-term?

---

---

- What matters most right now: time, credit, peace of mind, or cash?

---

---

- What outcome would feel like a win six months from now?

---

---

# QUESTIONS YOU SHOULD ASK A PROFESSIONAL

Empowering checklist

- How much time do I realistically have?
- What options does my lender allow at this stage?
- What would selling look like – start to finish?
- Are there risks I'm not seeing yet?

If someone avoids answering these clearly – that's a red flag.

# WHAT I DO

I help homeowners navigate this stage with clarity and dignity.

What that looks like:

- Explaining your options honestly
- Helping you understand timelines
- Coordinating with lenders when appropriate
- Creating a plan that fits your goals – not pressure

No scripts. No judgment. No obligation.

# WHAT A CONVERSATION WITH ME LOOKS LIKE

Removes fear

- Private
- Judgment-free
- Informational
- No commitment required

Sometimes the best next step is simply understanding what's possible.

# YOUR NEXT STEP

If you'd like to talk:



Call or text -- 248.202.1881



Email -- [SoldByRebeccaRealty@gmail.com](mailto:SoldByRebeccaRealty@gmail.com)



Visit [www.Linktr.ee/rjanowak](http://www.Linktr.ee/rjanowak)

Or scan the QR code to schedule a conversation when you're ready.



## FINAL REASSURANCE

This moment does not define you.

It's simply a chapter – and chapters can change.

When you're ready, I'm here.