

JACKSON WALKER L.L.P.¹

2026 FORECLOSURE DEADLINES



TexasBankersAssociation

30-DAY NOTICE OF DEFAULT AND INTENT TO ACCELERATE By Friday Response Deadline	30-DAY CURE PERIOD ENDS Friday Before Posting	25-DAY IRS NOTICE² Friday Before Posting IRC § 7425 Treas. Reg. § 301.7425-4	POSTING DATE At least 21 days before date of sale, not including date of sale. Tex. Prop. Code § 51.002	FORECLOSURE SALE DATE First Tuesday of Each Month. Tex. Prop. Code § 51.002
12 November	12 December	12 December	15 December	6 January
10 December	9 January	9 January	12 January	3 February
7 January	6 February	6 February	9 February	3 March
11 February	13 March	13 March	16 March	7 April
11 March	10 April	10 April	13 April	5 May
8 April	8 May	8 May	11 May	2 June
13 May	12 June	12 June	15 June	7 July
10 June	10 July	10 July	13 July	4 August
8 July	7 August	7 August	10 August	1 September
12 August	11 September	11 September	14 September	6 October
9 September	9 October	9 October	12 October ³	3 November
7 October	6 November	6 November	9 November	1 December

¹ Guide only. Not intended as legal advice. Confirm dates with your legal counsel.

² The statements contained herein are not intended and do not constitute an opinion as to any tax or other matter.

³ Federal Holiday