

that your understanding? Is that what you said?

SENATOR LANDIS: It's not what I said. That is the case sometimes. Generally speaking, in my experience, the trustee winds up being appointed by the lender. It's the lender choice.

SENATOR ASHFORD: All right. And the problem you're trying to solve is when there is a foreclosure of the trust deed, the lender can then substitute itself or himself?

SENATOR LANDIS: No.

SENATOR ASHFORD: Or there is a...

SENATOR LANDIS: Let me describe it again. Okay, I'll answer that question then. I'm not...

SENATOR ASHFORD: You don't have to go through the whole thing. I just want to...

SENATOR LANDIS: Sure. In the event...in the administration of the trust, the lender may wish for a different trustee. Somebody is moving, going out of town, going out of business, retiring, whatever, the lender wants a different trustee and wants to substitute the trustee they have for a new one and that is what occasions this circumstance.

SENATOR ASHFORD: All right, and it may be...and in most cases or in many cases the trustee is the...because this may be someone such as the attorney who represented the lender at the time of the transaction.

SENATOR LANDIS: Right.

SENATOR ASHFORD: It could be a bank too or it could be some other institution.

SENATOR LANDIS: Yes, it could.

SENATOR ASHFORD: And what this bill does is it requires that substitution to take place upon notice automatically.

SENATOR LANDIS: That's right. That's...

SENATOR ASHFORD: What if they're...I guess my question would