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SENATOR QUANDAHL: Thank you. Yes, this particular section just deals with mortgage foreclosures.

SENATOR BEUTLER: Okay. And when you foreclose a mortgage, after it's sold to a bidder at a foreclosure sale, can the owner of the property, or the mortgagor, under current law, come back in and redeem the property?

SENATOR QUANDAHL: That's correct. Actually, even after the sale is done it is subject to confirmation by the court, by judicial confirmation is required afterwards.

SENATOR BEUTLER: Okay. So up...under current law, up until the time it's confirmed, the mortgagor or the person we consider the owner can come back in and, if they pay the requisite amount, gain back the property?

SENATOR QUANDAHL: That is correct.

SENATOR BEUTLER: Okay. What this provision seems to be saying is that rights of the mortgagor...which rights of the mortgagor are being terminated at the point of sale? Is this making a change with respect to the time at which certain rights are terminated from time of confirmation to time of sale?

SENATOR QUANDAHL: Perhaps I could try to explain that by trying to explain some of the reasons behind this proposed...

SENATOR BEUTLER: Okay.

SENATOR QUANDAHL: ...change, or why this is in here. This proposed change was in here to try to address a problem that arose because of a decision in a bankruptcy case, probably not surprising. My understanding of the bankruptcy case was, is that after a sale had been conducted, but prior to a judicial confirmation of...

SENATOR CUDABACK: One minute.

SENATOR QUANDAHL: ...that sale, a bankruptcy was filed. And