

**S.B. 143**  
**MORTGAGE AND FINANCIAL AFFAIRS AMENDMENTS**

Senator **Wayne A. Harper** proposes the following amendments:

1. *Page 2, Line 58 through Page 3, Line 72:*

58           ~~{+}~~ (i) "Single point of contact" means ~~[a person]~~ an individual or the individual's  
59 replacement who, as the designated representative of the beneficiary or servicer, is authorized  
60 to ~~{+}~~ :

          (i) ~~{+}~~ coordinate and ensure effective communication with a default trustor concerning:

61           ~~{+}~~ (A) ~~{+}~~ ~~{-it-}~~ foreclosure proceedings initiated by the beneficiary or servicer relating  
to the  
62 trust property; and

63           ~~{+}~~ (B) ~~{+}~~ ~~{-it-}~~ any foreclosure relief offered by or acceptable to the beneficiary or  
servicer ~~{+}~~ ; ~~{+}~~

64 ~~[and]~~ ~~{-}~~

(ii) be informed of and involved in making decisions concerning the default trustor's eligibility for  
foreclosure relief; and

65           ~~{+}~~ ~~{-it-}~~ (iii) ~~{-direct}~~ access and be informed of the procedural details of all  
foreclosure proceedings initiated by the beneficiary or servicer relating to  
66 the trust property, including: ~~{+}~~

67           ~~{+}~~ (A) the filing of a notice of default under Section 57-1-24 and any cancellation of a  
68 notice of default; ~~{+}~~

69           ~~{+}~~ (B) the publication of a notice of trustee's sale under Section 57-1-25; and ~~{+}~~

70           ~~{+}~~ (C) the postponement of a trustee's sale under Section 57-1-27 or this section. ~~{+}~~

71           (2) (a) ~~{-Before-}~~ No fewer than 30 days before the day on which a notice of default is filed  
for record under Section 57-1-24, a beneficiary  
72 or servicer shall: