

Subject Foreclosure sale postponement; application to foreclosures by action

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Overview

Applies the postponement of a foreclosure sale that is allowed in foreclosures by advertisement (administrative foreclosures) to be used in the same manner in foreclosures by action (a foreclosure that occurs through a court action). The bill would be effective for foreclosure notices recorded on or after August 1, 2025.

Summary

Section	Description
1	Postponement by mortgage. Allows a mortgagee (the lender or financial institution holding the mortgage) to postpone a foreclosure in a foreclosure by action (a foreclosure that was brought in court), using the same process as a sale is postponed in a foreclosure that does not go through the court.
2	Postponement by mortgagor or owner. Allows a homeowner or the person responsible for the mortgage to postpone a foreclosure sale in a foreclosure by action (a foreclosure that was brought in court), in the same way it would be done in a foreclosure that does not go through the court.
3	Application, certain sections. Clarifies that the postponement of foreclosure sale statutes that apply to nonjudicial foreclosure also apply to judicial foreclosures.