

HOUSE No.

[LOCAL APPROVAL RECEIVED.]

The Commonwealth of Massachusetts

PRESENTED BY:

James J. O'Day

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the passage of the accompanying bill:

An Act requiring judicial approval of foreclosures of residential mortgages in the city of Worcester .

PETITION OF:

NAME:

James J. O'Day

DISTRICT/ADDRESS:

14th Worcester District

The Commonwealth of Massachusetts

In the Year Two Thousand and Nine

AN ACT REQUIRING JUDICIAL APPROVAL OF FORECLOSURES OF RESIDENTIAL MORTGAGES IN THE CITY OF WORCESTER .

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

- 1 SECTION 1. Notwithstanding the provisions of any general or special law to the contrary, all foreclosures
- 2 of residential mortgage on 1-4 family owner-occupied property located in the city of Worcester can only
- 3 be initiated by the filing of a foreclosure complain in the Superior or Housing Court for Worcester
- 4 County. A residential mortgagor may raise any and all available defenses to the foreclosure and to the
- 5 contract for the underlying mortgage loan, in law and in equity. The court shall have the authority to
- 6 modify the mortgage or grant any other appropriate relief. Mortgagors shall have a right of redemption
- 7 for six months after the entry of judgment.
- 8 SECTION 2. This act shall take effect upon passage and shall cease to have effect on December 31, 2013.