## **Table of Contents**

# CHAPTER 1. OVERVIEW OF MORTGAGE FORECLOSURE LAW IN PENNSYLVANIA

- § 1:1 History
- § 1:2 History in Pennsylvania and foreclosure at law
- § 1:3 Action on the note and confession of judgment in Pennsylvania
- § 1:4 Right to possession, right to deficiency judgment, and foreclosure in equity
- § 1:5 Arrangements designed to avoid judicial mortgage foreclosure
- § 1:6 Types of mortgages: some definitions

## CHAPTER 2. PENNSYLVANIA RULES OF CIVIL PRACTICE GOVERNING THE ACTION OF MORTGAGE FORECLOSURE (RULES 1141 THROUGH 1150)

- § 2:1 Definition; conformity to civil action
- § 2:2 Venue
- § 2:3 Commencement of action
- § 2:4 Parties; release of liability
- § 2:5 Service
- § 2:6 Pleading more than one cause of action
- § 2:7 Complaint
- § 2:8 Counterclaim
- § 2:9 Judgment; execution
- § 2:10 Trial without jury

# CHAPTER 3. "ACT VI"—USURY AND CONSUMER PROTECTION

- § 3:1 Generally
- § 3:2 Definitions
- § 3:3 Usury
- § 3:4 Residential mortgage interest rates and variable rate mortgages
- § 3:5 Statutory provisions affording special protection to residential mortgage borrowers—§§ 401 and 402
- § 3:6 Statutory provisions affording special protection to residential mortgage borrowers—§§ 403 and 404
- § 3:7 Prepayment—§ 405
- § 3:8 Attorney's fees—§ 406
- § 3:9 Confession of judgment—§ 407

#### Mortgages in Pennsylvania

§ 3:10 No waiver—§ 408 § 3:11 Remedies and penalties—Article 5 General provisions—Article 6 § 3:12 CHAPTER 4. DEFENSES § 4:1 **Procedures** § 4:2 Preliminary objections § 4:3 Waiver of defenses § 4:4 Statute of limitations defense Statute of frauds defense § 4:5 Other defenses § 4:6 § 4:7 Answers and "new matter" § 4:8 Substantive defenses, including validity of instrument § 4:9 Excessive attorney's fees § 4:10 Bankruptcy Relief for those in military service § 4:11 § 4:12 Marital property § 4:13 Federally insured or guaranteed mortgages Counterclaims and set-offs § 4:14

# CHAPTER 5. EXECUTION OF JUDGMENT AND SHERIFF'S SALES

- § 5:1 Introduction: judgment; execution
- § 5:2 Conformity to rules governing money judgments

Miscellaneous procedures and defenses

§ 5:3 Service of writ; levy

§ 4:15

- § 5:4 Stay of execution; setting aside execution
- § 5:5 Statutory right of redemption

## CHAPTER 6. DEFICIENCY JUDGMENTS AND SATISFACTION OF JUDGMENT

§ 6:1 History § 6:2 Deficiency judgment act § 6:3 Section 8103(a)—General rule § 6:4 Fair market value under § 8103(a) § 6:5 Section 8103(b)—Effect of failure to give notice § 6:6 Section 8103(c)—Action on petition § 6:7 Section 8103(d)—Action in absence of petition § 6:8 Section 8103(e)—Waiver of benefit of section prohibited § 6:9 Special rules and definitions Satisfaction of judgment § 6:10

§ 7:19 Concurrency of actions

# CHAPTER 7. OTHER TYPES OF "FORECLOSURE"

LOI	LECEOSCILE
§ 7:1	Foreclosure in equity
§ 7:2	Actions of ejectment; quiet title proceedings
§ 7:3	Actions on the note
§ 7:4	Confession of judgment—Introduction
§ 7:5	Confession of judgment for money—Definition
§ 7:6	Confession of judgment for money—Methods of proceeding
§ 7:7	Confession of judgment for money—Complaint
§ 7:8	Confession of judgment for money—Successive actions
§ 7:9	Confession of judgment for money—Judgment in name of
	holder, assignee, or transferee
§ 7:10	Confession of judgment for money—Format
§ 7:11	Confession of judgment for money—Entry of judgment
§ 7:12	Confession of judgment for money—Amounts claimed
§ 7:13	Confession of judgment for money—Notice
§ 7:14	Confession of judgment for money—Striking off or opening judgment
§ 7:15	Confession of judgment for money—Proceedings upon opening of judgment
§ 7:16	Confession of judgment for money—Effective date
§ 7:17	Confession of judgment for money—Forms
§ 7:18	Confession of judgment for possession of real property (Rules 2970 to 2974.3)

# CHAPTER 8. PLANNING TO AVOID FORECLOSURE (DEVICES DESIGNED TO PROTECT THE LENDER BEFORE DISASTER STRIKES)

8:1	Problems with deeds in lieu of foreclosure and forbearance
	agreements
8:2	Wrap-around mortgages
8:3	Acceleration and default
8:4	Distinction between purchaser "assuming" mortgage from original borrower as opposed to "taking subject to" mortgage
8:5	Due-on-sale clauses
8:8	Prepayment
8:7	Special defenses that may be available where transferee assumes or takes subject to mortgage
8:8	Compulsory assignments
8:9	Spectre of bankruptcy and defense afforded by automatic sta-
8:10	Assignment of rents (including in praesenti assignment)

- § 8:11 Subordination agreements
- § 8:12 Clogging
- § 8:13 Duties of mortgagor-borrower (and incidentally of lender)

## CHAPTER 9. RECORDING; PRIORITY OF LIENS; ASSIGNMENT OF MORTGAGES; DISCHARGE AND SATISFACTION; MARSHALLING

- § 9:1 Recording
- § 9:2 Recording of master mortgage and use of short form mortgage
- § 9:3 Lien priorities
- § 9:4 Assignments
- § 9:5 Discharge, release, and satisfaction
- § 9:6 Marshalling

# CHAPTER 10. "ACT XCI"—HOMEOWNER'S EMERGENCY ASSISTANCE

- § 10:1 Generally
- § 10:2 Temporary stay
- § 10:3 Notice
- § 10:4 Eligibility for assistance
- § 10:5 Assistance payments

### CHAPTER 11. FORMS

- § 11:1 (Simple) complaint in mortgage foreclosure; notice to defend
- § 11:2 Mortgage
- § 11:3 Bond and warrant
- § 11:4 Assignment of bond and mortgage
- § 11:5 Release of mortgage
- § 11:6 Mortgage (VA Pennsylvania form)
- § 11:7 Certificate of acknowledgment
- § 11:8 Stipulation of general mortgage provisions
- § 11:9 Praecipe for writ; mortgage foreclosure
- § 11:10 Writ of execution; mortgage foreclosure
- § 11:11 Confession of judgment where action commenced by complaint
- § 11:12 Praecipe for writ of execution; certification
- § 11:13 Notice of judgment and execution required by Rule 2958.1
- § 11:14 Notice of judgment and execution required by Rule 2958.2
- § 11:15 Notice of judgment and execution required by Rule 2958.3
- § 11:16 Petition to strike judgment
- § 11:17 Confession of judgments
- § 11:18 Practipe for writ of possession

### Table of Contents

- § 11:19 Notice of judgment and execution required by Rule 2973.2
- $\S~11:20~$  Notice of judgment and execution required by Rule 2973.3
- § 11:21 Notice of intention to foreclose mortgage
- § 11:22 Notice to borrower required by Act XCI
- § 11:23 Notice of consumer credit agency as provided for under Act XCI

### **APPENDICES**

- Appendix A. Installment Land Contract Law
- Appendix B. Act VI—Definitions
- Appendix C. Act VI-Confession of Judgment
- Appendix D. Action Required By Section 407 of Act VI
- Appendix E. Act XCI
- Appendix F. Department of Banking Residential Real Estate Transaction—Rule and Regulations
- Appendix G. Act XCI Regulations
- Appendix H. Act No. 1990-126
- Appendix I. Purdon's Pennsylvania Statutes and Consolidated Statutes Annotated

### **Table of Laws and Rules**

**Table of Cases** 

**Index**