



Meredith A. Swisher

Partner

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Overview

An effectual litigator who is practical and bottom-line oriented, Meredith Swisher advocates client rights in complex business and real estate litigation in federal and state courts across Massachusetts. Regardless of the size or complexity of the matter at hand, Meredith is personally committed to developing client relationships grounded in trust and consistently favorable outcomes through high-quality work at a competitive price. As a result, Meredith has been ranked among New England Super Lawyers and recognized as a Top Women Attorney in Massachusetts.

Meredith delivers a deep bench of honed expertise in resolving title defects and quiet title litigation for both registered and recorded land in Massachusetts, representing numerous mortgagees and individuals, both directly and as insureds under policies of title insurance. Moreover, Meredith offers proven skill in a wide variety of real estate and business disputes, including contract claims and commercial and residential summary process eviction actions.

Financial institutions and loan servicers hire Meredith to successfully defend against various lender liability claims, including claims of wrongful foreclosure, failure to modify loans, violations of federal statutes such as TILA, RESPA, FDCPA, and FCRA, and violations of state consumer laws, including Chapter 93A. She litigates such claims, including reverse mortgage litigation actions, in all state and federal court forums, including bankruptcy adversary proceedings. Meredith's practice includes advising clients on new developments in the law, statutes, and regulations affecting residential mortgages, including the impact on foreclosure, lender liability claims, and quiet title litigation.

A testament to her case management acumen, immediate attention to client needs, and meticulous attention to detail on even the most extensive claims portfolios, Meredith is valued for the ability to use litigation as an effective tool to resolve problems in support of bigger picture commercial objectives. A clear and compelling communicator, Meredith believes in realizing the right end for those she serves while conserving their time and resources, minimizing their legal spend, maximizing their potential to maintain critical business relationships, and keeping their litigation on track and always moving toward resolution.

A problem-solver who intuitively understands what drives individuals when it comes to overcoming roadblocks to progress, Meredith always finds a way to connect with even the most difficult constituents personally. Her approach often opens the door to realizing the win/win solution and de-escalating acrimony. Notably, in-house counsel appreciate that Meredith takes the time to know their organization, follow their procedures, and integrate herself fully into their organization. On the other hand, smaller business owners and individuals know that Meredith has their back when handling the most serious problems so that they can continue to conduct business.

Matters & Transactions

- Successfully defended financial institutions in a wide variety of lender liability claims and foreclosure related challenges in Land Court, Superior Court, Housing Court, Appeals Court, United States District Court, District of Massachusetts, and the United States Bankruptcy Court, District of Massachusetts
- Resolved reverse mortgage claims concerning failure of homeowner to pay property taxes
- Successfully achieved dismissal of foreclosure challenge and quieted title to property under

PRACTICE AREAS

- Litigation

Credentials

Education

- Boston College Law School, J.D.
- West Virginia Wesleyan College, B.A.,
summa cum laude

Bar Admission

Massachusetts

Court Admissions

- U.S. District Court for the District of Massachusetts
- U.S. Court of Appeals for the First Circuit

recently enacted MA title clearing statute in case of first impression featured in Mass. Lawyer's Weekly

- Resolved multiple bankruptcy adversary proceedings seeking to void mortgages and reverse mortgages based on defects in acknowledgments
- Resolved title defects discovered post-foreclosure, allowing successful REO sales of property in conjunction with resolution of wrongful foreclosure claims
- Represented both institutional lenders and bona fide purchasers in achieving dismissal of foreclosure challenge in Land Court filed after creation of multi-unit condominiums
- Successfully defended title insurance company and obtained dismissal of coverage-related claims arising out of alleged wrongful foreclosure
- Successfully defended commercial landlord in summary process eviction proceeding, obtaining and successfully collecting \$100,000 in unpaid rent
- Represented property owner in successful resolution of contentious litigation over sole access to Martha's Vineyard property
- Tried case against national supermarket chain that resulted in jury verdict in favor of client, and tried related zoning appeal filed by national supermarket chain in Land Court that resulted in favorable judgment

News

- Eleven Bernkopf Attorneys Recognized on 2022 Massachusetts Super Lawyers® Lists
- Six Bernkopf Attorneys Named to Super Lawyers List
- Six Bernkopf Goodman Attorneys Recognized on 2019 Massachusetts Super Lawyers List
- Challenge to foreclosure sale barred by statute of repose
- Eleven Bernkopf Goodman LLP attorneys recognized as 2018 Massachusetts Super Lawyers and Rising Stars