

VALIDATING TITLE TO REAL ESTATE
Act of Jun. 23, 1941, P.L. 146, No. 81
AN ACT

CL. 53

Validating the title to real estate purchased at judicial sales for unpaid taxes or municipal assessments where there is a defect in the names of the parties in certain cases, and providing certain exceptions.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. Whenever heretofore any purchaser has purchased real property at a judicial sale had on a judgment obtained for unpaid taxes or municipal assessments in accordance with the provisions of the act, approved the sixteenth day of May, one thousand nine hundred and twenty-three (Pamphlet Laws, two hundred seven), entitled, "An act providing when, how, upon what property, and to what extent, liens shall be allowed for taxes and for municipal improvements, for the removal of nuisances, and for water rents or rates, sewer rates, and lighting rates; for the procedure upon claims filed therefor; the methods for preserving such liens and enforcing payment of such claims; the effect of judicial sales of the properties liened; the distribution of the proceeds of such sales, and the redemption of the property therefrom; for the lien and collection of certain taxes heretofore assessed, and of claims for municipal improvements made and nuisances removed, within six months before the passage of this act; and for the procedure on tax and municipal claims filed under other and prior acts of Assembly", and its amendments thereto, and the name or names of the defendant or defendants in the writ of scire facias on the lien and in the judgment upon which execution was issued is different from that in which the tax or municipal lien is assessed, such sale is hereby ratified, confirmed, validated and made binding in the same manner as if all the provisions of said act had been strictly complied with: Provided, however, That the property is correctly described in the writ of execution upon which said sale was had, that the purchaser thereafter has presented his petition to the proper court setting forth said sale and delivery of a sheriff's deed and the court has made an order adjudicating the title of said purchaser valid and indefeasible against all persons.

Section 2. This act shall become effective immediately upon final enactment, but shall not apply in any instance where the property has been redeemed by the owner thereof within the time allowed by law, or where the rights of third parties have intervened, or the validity of any such sale or the title to the premises purchased thereat has been made the subject of litigation in any court of the Commonwealth prior to the approval hereof.