

**TO:** All Senators  
**FROM:** Senator Jay Costa  
**DATE:** January 12, 2011  
**SUBJECT:** Introduction of legislation  
**Re: Deed Filings after Sheriff's Sale**

Please join me in sponsoring legislation introduced as S.B. 264 in the 2009-2010 legislative session by Senators COSTA, HUGHES, FONTANA, LOGAN, ALLOWAY, GREENLEAF, FOLMER, WASHINGTON, EARLL AND FERLO.

This legislation provides for the timely filing of a deed by the purchaser after property is acquired at a sheriff's sale. There have been several instances in Allegheny County, and in other counties, where property is sold at a sheriff's sale followed by a delay in the recording of the deed to the property.

There are several problems caused by this delay. Primarily, the prior owner whose property was foreclosed continues to receive tax notices from the local taxing body—either the municipality or school district. This in fact results in lost revenues to the municipality as it continues to send these tax notices to the last person of record. Further, because the deed to the property remains in the prior owner's name, when another party searches the records of court, they appear to be a property owner causing confusion for a deed searcher as well as the prior owner. Under current law, such purchasers have up to ninety (90) days to record the deed 21 P.S. § 444. The legislation I plan to introduce will reduce that time to thirty (30) days.

I hope you will join me in sponsoring this legislation by contacting Anne Griffin-Gray in my office at 7-7683 or e-mailing her at [aggray@pasenate.com](mailto:aggray@pasenate.com). Thank you for your attention to this matter.