

TITLE TO LAND ACQUIRED AT SALE FOR TAXES, METHOD TO ESTABLISH
Act of Jun. 4, 1915, P.L. 842, No. 376
AN ACT

Cl. 53

Providing a method of establishing title to land acquired at a sale for unpaid taxes or municipal claims.

Section 1. Be it enacted, &c., That in all cases where land has been heretofore sold by the sheriff on claims for unpaid taxes or municipal claims, under any act or acts of Assembly, the purchaser (including a municipality, in case it be the purchaser) at such sale, or his or its successor in title, may present his or its petition, under oath, to the court of common pleas of the county wherein the land is situate, setting forth: (a) The location of the lands by metes and bounds, or, if it be in a recorded plan of lots, the plan number of the lot, and the place of record of the plan; (b) the names of the former owners, reputed owners, persons in possession, or any other person having, or claiming to have, a right to interest in or claim against said land, if any there be; and (c) that, upon diligent inquiry, no person has been found who has or claims to have any right, title, or interest in or claim against said land, unless it be those named in the petition. Thereupon a rule shall be granted upon the persons named in the petition, and, generally, upon all other persons, not named in the petition, who have or claim to have any right, title, or interest in, or claim against, the said land, to appear within sixty days from service of the rule and show cause why the title of the petitioner to said land should not be adjudicated and decreed valid and indefeasible as against all rights or claims whatsoever. The rule may be made returnable to such term or return day as may be fixed by the court, and shall be entered of record in the appearance docket of said court and duly indexed therein, and also in the ejectment index of said court. As to persons domiciled within the county, the rule shall be served and returned as writs of summons are served and returned. As to those persons who do not have their domicile within the county in which the rule is issued, or those whose domicile is outside the State, the rule may be served by mailing a true and attested copy of the petition and rule, by registered letter, to his or their last known address, if any.

In addition thereto, the court shall direct that notice, by one advertisement in a newspaper of general circulation in the county where the land is situate, be given to all persons, including those named in the petition, to appear on or before the return day of the rule and show cause why the title of the petitioner should not be adjudicated and decreed valid and indefeasible as against all rights or claims whatsoever. The advertisement shall be made at least sixty days before the return day of the said rule.

Section 2. In case no person or persons shall appear within the time hereinbefore stipulated, or in case he shall appear and does not make answer to said rule within fifteen days after

appearance, the court shall make the rule absolute as to all persons who do not appear, or answer, as the case may be. Thereafter all rights and claims of those against whom the rule is made absolute with respect to said land shall be totally barred, and any deficiency or defects whatever in the procedure whereby the land was acquired at sheriff's sale, as aforesaid, from the filing of the claim up to and including the actual sale and delivery of sheriff's deed, shall not thereafter be asserted; and the title of the petitioner shall be adjudicated and decreed valid and indefeasible as against all such persons. If any person or persons shall appear and make answer to said petition, the court shall thereupon order and decree that such person or persons shall begin proceedings to establish his or their title or interest in, or claim against, said land, within ninety days thereafter; and if such person or persons shall fail to comply with said order or decree, the court shall thereupon make the rule absolute, with the same force and effect as hereinbefore stated.

Section 3. The court may make such other or further orders or decrees in the premises as it may deem necessary or proper.

Section 4. The remedy herein provided is not intended as an exclusive method of establishing title to land acquired at a sheriff's sale on a tax claim or municipal claim.

Section 5. The provisions of this act shall not affect the right of redemption as now provided by law.

Section 6. All acts or parts of acts inconsistent with the provisions of this act are hereby repealed.