

Section 2. The title to said real estate shall be taken in the name of the Commonwealth, and shall, before its acquisition, be approved by the Department of Justice.

Approval of title, etc.

Section 3. The provisions of this act shall become effective immediately upon final enactment.

Act effective immediately.

APPROVED—The 19th day of August, A. D. 1953.

JOHN S. FINE

No. 283

### AN ACT

To further amend the act, approved the twenty-ninth day of May, one thousand nine hundred thirty-one (Pamphlet Laws 280), entitled "An act relating to delinquent taxes on seated lands, and prescribing interest charges on nonpayment thereof; requiring the receivers and collectors of county, city, borough, town, township, school district and poor district taxes to make a return to the county commissioners of such unpaid taxes, and providing for the lien thereof; authorizing the county treasurers to collect such taxes, and to sell seated lands at public sale for taxes heretofore or hereafter returned as unpaid; and authorizing the county commissioners to purchase such lands and resell the same under certain circumstances," by further providing for serving of notice of sale when notice cannot be served by mail; and providing that, in certain cases, good and marketable titles are vested in purchasers of real property heretofore sold at the county treasurers tax sales.

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

Delinquent taxes on seated lands.

Section 1. Section 7 of the act, approved the twenty-ninth day of May, one thousand nine hundred thirty-one (Pamphlet Laws 280), entitled "An act relating to delinquent taxes on seated lands, and prescribing interest charges on nonpayment thereof; requiring the receivers and collectors of county, city, borough, town, township, school district and poor district taxes to make a return to the county commissioners of such unpaid taxes, and providing for the lien thereof; authorizing the county treasurers to collect such taxes, and to sell seated lands at public sale for taxes heretofore or hereafter returned as unpaid; and authorizing the county commissioners to purchase such lands and resell the same under certain circumstances," as amended by the act, approved the twentieth day of June, one thousand nine hundred thirty-nine (Pamphlet Laws 498), is hereby further amended to read as follows:

Section 7, act of May 29, 1931, P. L. 280, as amended by act of June 20, 1939, P. L. 498, further amended.

Section 7. The county treasurer shall advertise the fact of holding such sale, once a week for the three successive weeks prior to the holding of such sale, in at least two newspapers of general circulation in the county in which such seated land is located, if there be two newspapers so published; if there be only one, then in such newspaper so published in the county.

Advertisement of sale.

## Contents of advertisement.

Such advertisement shall set forth:

- (a) The purpose of such sale.
- (b) The time of such sale.
- (c) The place of such sale.
- (d) The terms of such sale.

(e) A list of the seated lands affected and their location, and the owner or reputed owner of each.

- (f) Amount of taxes and interest.

## Notice to owner or terre tenant.

In addition to such advertisement, at least ten days before any such sale, written notice thereof shall be served by the county treasurer, by registered mail, upon the owner of such land, and if the whereabouts of the owner is unknown, such notice shall be served by registered mail upon the terre tenant, if any. [ : Provided, however, That no] *If such notice cannot be served in said manner on the owner or terre tenant, then such notice shall be served by the county treasurer by posting the same in the courthouse and at a conspicuous place on the premises. No* such sale shall be prejudiced or defeated and no title to property sold at such sale shall be invalidated by proof that such written notice was not served by the treasurer, or that such notice was not received by the owner or terre tenant as herein provided.

## Posting premises.

## Sale not invalidated because of failure to serve notice.

## Costs.

The cost of such advertisements, notices, and the service thereof shall be taxed as part of the costs of such proceedings and shall be paid the same as the other costs.

## Good and marketable titles vested in purchasers of real property heretofore sold at county treasurers tax sales, in certain cases.

Section 2. All real estate heretofore sold under the authority of said act by the county treasurer of any county, for taxes duly certified to the said county treasurer for a lien upon real estate, shall and does hereby vest title in the purchaser and divest the title of the owner and all liens that are by law divested by said tax sales, after the expiration of the redemption period, as provided by law, where (i) the property so sold was assessed and return made in the name of the real owner, co-owner, or the estate of the deceased owner, or co-owner, (ii) the sale so made was advertised as required by law, (iii) the notice of the sale so given by advertising gave such description of the premises sold or the owner thereof as would identify the property so being sold, (iv) the sale so made was approved by the court, or the deed was duly acknowledged in open court.

APPROVED—The 19th day of August, A. D. 1953.

JOHN S. FINE