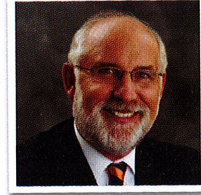


COURSE PLANNER



James S. Tupitza, Esq.
TUPITZA & ASSOCIATES, PC, WEST CHESTER

Mr. Tupitza practices primarily in the areas of real estate and business law and related litigation. A frequent speaker and author, he has planned many courses for PBI including *Boundary Law in Pennsylvania* and *Who's on First? Lien Priority in Pennsylvania*.

FACULTY

Elliot H. Berton, Esq.
STEVEN L. SUGARMAN & ASSOCIATES, BERWYN

Laura E. Fox, Esq.
FIDELITY NATIONAL TITLE GROUP, VICE PRESIDENT AND PA UNDERWRITING COUNSEL
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Richard Brent Somach, Esq.
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12:00 pm to 3:15 pm; check-in and lunch begin at 11:30 am

WHAT'S ON SECOND? IN LIEN DIVESTITURE AND SOPHISTICATED ISSUES PRIORITY 2018

EXAMINE LIEN PRIORITIES AND THEIR IMPACT ON PROPERTY

Learn about liens filed against real property, the priority of those liens, when they expire and how to divest them. You'll pick up strategies for positioning your clients so they reap the most benefit. Our experienced panel will use case scenarios to frame the issues, lead you through the finer points of divesting liens and clarify lien priority issues.

BE SURE YOUR LEGAL ADVICE IS ACCURATE

When your clients are grappling with properties that are encumbered with multiple liens, bankruptcies and foreclosures, you need to be ready to give them knowledgeable legal advice about:

- ▶ mortgage foreclosures
- ▶ confessed judgments
- ▶ sheriff sales
- ▶ mechanic's lien problems
- ▶ tax lien claims
- ▶ and a host of lien priority questions



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- ▶ How does the position of a mortgage impact distributions at a sheriff sale?
- ▶ What is the effect of a sheriff sale on retirees property?
- ▶ How are condominium association liens treated at a sheriff sale?
- ▶ What are the timing issues that impact your client's lien is paid or not paid at a sheriff sale?
- ▶ Will a buyer at a sheriff sale receive clean, marketable title?
- ▶ Which liens are actually divested at a tax sale and which ones are not?
- ▶ Under what circumstances are properties purchased at a sheriff sale at risk for not being eligible for title insurance?
- ▶ What priority is given to mechanic's lien at a sheriff sale?
- ▶ What happens when you file exceptions to a sheriff sale schedule of distribution?
- ▶ Under what circumstances can you assign a bid?

DATE AND LOCATIONS

12:00 pm to 3:15 pm; check-in and lunch begin at 11:30 am
Philadelphia | Tue., Mar. 6, 2018

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 The CLE Conference Center

Simulcast | Tue., Mar. 6, 2018

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DATE & LOCATION

- Philadelphia | Tue., Mar. 6, 2018
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