

Sample Case Description

Type of Case:

Probate §3546 Petition Quiet Title Deed Transfer Other

Client's father, Harold Smith, was the record owner of the property in question. He died in 1999 with a will – leaving the house to his wife or, if she predeceased him (which she did), to his sons, client and client's brother, Michael. The father's will was never probated. Client and his brother would now like to own the house together (as tenants in common). Right now, two individuals with no legal claim to the house are currently residing in it. (Client currently resides with a friend, and Michael is currently incarcerated.) Client has asked the two men to vacate the house so that he could live there, but they refused. I have already filed a §3546 Petition for Determination of Title with Orphans' Court, asking the court to vest title of the property in client and his brother as tenants in common. Once client and his brother have title to the house, VIP will then refer them to an attorney who will assist them in ejecting the two men currently living in the house, so that client (and Michael, upon release) can live in the house.