Experience

Appellate Court Victory for Hyperion Bank in Significant Title Dispute Litigation

Stradley Ronon's client, Hyperion Bank, was victorious in a significant decision for the banking industry. On July 28, 2022, the Superior Court of Pennsylvania affirmed the dismissal of a lawsuit against Hyperion Bank. The suit alleged fraudulent deed transfers and sought to render the transfers and Hyperion's mortgage and other security interests null and void. The Court held that an action challenging a deed transfer accomplished through a sheriff's tax sale pursuant to 53 P.S. § 7283, even assuming that such a challenge could survive the "absolute title" conveyed by the sheriff, is subject to a six-year statute of limitations and that the equitable doctrine of laches also precluded the plaintiff/appellant's claims which challenged the tax sale and the bank's security interests in the real estate approximately seven years later.

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- Jeffrey D. Grossman

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