

### **Rule 12.9C Procedure for Public Sale. Security.**

1. Upon the entry of an order authorizing a public sale of real estate pursuant to application by any fiduciary subject to the jurisdiction thereof, the Court shall also fix the return day therefor. Such sale shall be advertised in such manner, in such newspapers or other media, and for such length of time as shall be required by law and deemed necessary and proper reasonably and practically to obtain the best price possible under all the circumstances, but in any event public notice of such sale shall be advertised at least once a week for three successive weeks in the Bucks County Law Reporter and in one other newspaper of general circulation in the county prior to the sale, and shall be conspicuously posted on the subject real estate. Notice thereof shall also be given to all parties in interest at least 20 days before the sale by personal service or by certified mail to their last known address, unless the same shall have been waived in writing or the Court, for cause shown, shall dispense therewith.

2. On or before the return day, a sworn written return of said sale shall be filed with the clerk setting forth the relevant facts concerning the sale and attaching a copy of the agreement resulting therefrom and due proofs of publication and service of other required notices.

3. On the return day, the return so made shall be deemed to be confirmed nisi. Unless exceptions be filed thereto within 10 days thereafter, the Court, upon application at the expiration of such period, shall enter a decree confirming the sale absolutely and making such other order, including the entry or waiver of additional security, as may be necessary for the proper execution of the sale. See Bucks Rule 12.9E and comply with Bucks Rule 12.10C.