

PUBLIC NOTICE OF CONTRACTUAL RIGHT OF FIRST REFUSAL

Tax Parcel No. 04-031.0-058-01-00-00 | Exeter Township | Wyoming County, Pennsylvania

Notice: Henryk Strzeletz claims a contractual First Right of Refusal concerning Tax Parcel No. 04-031.0-058-01-00-00 pursuant to an executed Standard Agreement for the Sale of Real Estate relating to 266 Old State Road, Falls, Pennsylvania 18615.

The Agreement is dated April 4, 2025 and was signed by Henryk Strzeletz, Buyer, and Danielle DePinto, POA for Rose Stover Gregor, Seller, on April 5, 2025.

“Buyer will receive the first right of refusal to purchase neighboring lot 04-031.0-058-01-00-00 when it becomes available for sale.”

This notice is published to make prospective purchasers, sellers, brokers, attorneys, title companies, lenders, and other interested parties aware of the existence of the claimed contractual Right of First Refusal. Interested parties should review the executed Agreement and obtain independent legal and title advice before proceeding with any transaction involving the parcel.

This public notice does not itself purport to create, enlarge, adjudicate, or record any property right. The rights of the parties are governed by the executed Agreement and applicable law.

Supporting document: The relevant signed contract page is appended to the public PDF version of this notice.

Published by: Henryk Strzeletz

Date posted: _____

(B) Wherever this Agreement contains a provision that requires or allows communication/delivery to a Buyer, that provision shall be satisfied by communication/delivery to the Broker for Buyer, if any, **except for documents required to be delivered pursuant to Paragraph 16**. If there is no Broker for Buyer, those provisions may be satisfied only by communication/delivery being made directly to the Buyer, unless otherwise agreed to by the parties. Wherever this Agreement contains a provision that requires or allows communication/delivery to a Seller, that provision shall be satisfied by communication/delivery to the Broker for Seller, if any. If there is no Broker for Seller, those provisions may be satisfied only by communication/delivery being made directly to the Seller, unless otherwise agreed to by the parties.

31. HEADINGS (4-14)

The section and paragraph headings in this Agreement are for convenience only and are not intended to indicate all of the matter in the sections which follow them. They shall have no effect whatsoever in determining the rights, obligations or intent of the parties.

32. SPECIAL CLAUSES (1-10)

(A) **The following are attached to and made part of this Agreement if checked:**

- ☐ Sale & Settlement of Other Property Contingency Addendum (PAR Form SSP)
- ☐ Sale & Settlement of Other Property Contingency with Right to Continue Marketing Addendum (PAR Form SSPCM)
- ☐ Sale & Settlement of Other Property Contingency with Timed Kickout Addendum (PAR Form SSPTKO)
- ☐ Settlement of Other Property Contingency Addendum (PAR Form SOP)
- ☐ Appraisal Contingency Addendum (PAR Form ACA)
- ☐ Short Sale Addendum (PAR Form SHS)
- ☐ _____
- ☐ _____
- ☐ _____

(B) **Additional Terms:**

- 1. Buyer has agreed to pay all sellers closing costs.**
- 2. Buyer will receive the first right of refusal to purchase neighboring lot 04-031.0-058-01-00-00 when it becomes available for sale.**

Buyer and Seller acknowledge receipt of a copy of this Agreement at the time of signing.

This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and which counterparts together shall constitute one and the same Agreement of the Parties.

NOTICE TO PARTIES: WHEN SIGNED, THIS AGREEMENT IS A BINDING CONTRACT. Parties to this transaction are advised to consult a Pennsylvania real estate attorney before signing if they desire legal advice.

Return of this Agreement, and any addenda and amendments, including **return by electronic transmission**, bearing the signatures of all parties, constitutes acceptance by the parties.

HS Buyer has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

HS Buyer has received a statement of Buyer's estimated closing costs before signing this Agreement.

HS Buyer has received the Deposit Money Notice (for cooperative sales when Broker for Seller is holding deposit money) before signing this Agreement.

HS Buyer has received the Lead-Based Paint Hazards Disclosure, which is attached to this Agreement of Sale. Buyer has received the pamphlet Protect Your Family from Lead in Your Home (for properties built prior to 1978).

820 BUYER <u>Henryk Strzeletz</u>	DATE <u>04/05/2025</u>
821 BUYER _____	DATE _____
822 BUYER _____	DATE _____

Seller has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code § 35.336.

Seller has received a statement of Seller's estimated closing costs before signing this Agreement.

825 SELLER <u>Danielle DePinto</u>	DATE <u>04/05/2025</u>
826 SELLER _____	DATE _____
827 SELLER _____	DATE _____