

RULE 1501 – CONFORMITY TO CIVIL ACTION.

When a praecipe for a writ of summons, a complaint or a counterclaim is filed, the Prothonotary shall index the action as a lis pendens against real property, if, but only if, the party filing the praecipe, the complaint or the counterclaim, or his attorney:

- (1) files a separate praecipe describing said real property by metes and bounds or a sufficient description to identify it, and the volume and page in the Recorder of Deeds Office of this county where a recorded description of said property appears;
- (2) directs in said separate praecipe that the action shall be listed on a lis pendens against said real property; and
- (3) files in said separate praecipe a certification that said action:
 - (A) is a proceeding to revive and continue the lien of debts against a decedent's property; or
 - (B) is a proceeding conveying or vesting title to real property in this Commonwealth; or
 - (C) is a proceeding of which purchasers of the described real property should have constructive notice; and
- (4) files with said separate praecipe, a written verified statement, as verified as defined in Pa. R.C.P. 76, setting forth the basis and subject matter of the cause of action and that said action affects the title to the real property so described or of any interest in said real property.