

(
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3 1269 Parkwood Drive
4 Novato, California 94947
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8 In pro per
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7 **UNITED STATES DISTRICT COURT**
8 **FOR THE NORTHERN DISTRICT OF CALIFORNIA**
9

10 DARRELL MCDONALD,
11 FLORA MCDONALD

12 Plaintiffs,

13 vs.

14 INDYMAC MORTGAGE SERVICES;
15 NDEX WEST, L.L.C.; ONEWEST
16 BANK, F.S.B.; DEUTSCHE BANK
17 NATIONAL TRUST COMPANY;
18 WELLS FARGO BANK, N.A.; ALL
19 PERSONS UNKNOWN, CLAIMING
20 ANY LEGAL OR EQUITABLE RIGHT,
21 TITLE, ESTATE, LIEN, OR INTEREST
22 IN THE PROPERTY DESCRIBED IN
23 THE COMPLAINT ADVERSE TO
24 PLAINTIFFS' TITLE OR ANY CLOUD
25 ON THAT TITLE and DOES 1
26 THROUGH 10,

27 Defendants.
28

) Case No: 3:12-cv-04610-MMC

) Related Case No.: 3:09-cv-01365-MMC

) NOTICE OF PENDENCY OF ACTION

) [CALIFORNIA CODE OF CIVIL
PROCEDURE 405.21]

25
26 **NOTICE IS HEREBY GIVEN** that Darrell McDonald and Flora McDonald
27 have commenced the above-entitled action against all defendants. The action now
28 pending affects title to and possession of the real property located at 1269 Parkwood

1 Drive, Novato, California 94947 (the "Property"). The Property is within the
2 jurisdiction of this Court, and this Court is the proper court for trial of this action.

3 The property is legally described as follows:

4 Lot 65, as shown upon that certain map entitled, "Map of
5 Lynwood Park, Unit Four and Re-Subd. of Lots 41 to 44, inclusive,
6 Unit Two, in the County of Marin, California", filed for record May
7 19, 1955 in Volume 8 of Maps, at Page 60, Marin County Records.
A.P. No. 152-142-19.

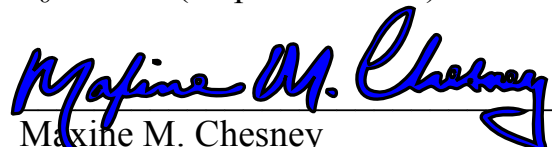
8 In relation to the property, this action seeks a declaration as to the competing
9 rights and interests in the Property.

10 I hereby attest that I have on file all holographic signatures for any signatures
11 indicated by a "conformed" signature (/S/) within this e-filed document.

12 DATED: October 6, 2012 Darrell McDonald /S/
13 Plaintiff in pro per Flora McDonald
14 Plaintiff in pro per

15 The Court hereby **APPROVES** Plaintiffs' notice of pendency of action. In so
16 approving, the Court does not bar any Defendant from moving to expunge the lis
17 pendens. The Court also notes, for the benefit of Plaintiffs (who are in pro se), that,
18 although the Court is approving the lis pendens on an ex parte basis, California
19 Code of Civil Procedure § 405.22 provides that a "claimant shall, *prior to*
20 *recording of the notice*, cause a copy of the notice to be mailed, by registered or
21 certified mail, return receipt requested, to all known addresses of the parties to
22 whom the real property claim is adverse and to all owners of record of the real
23 property affected by the real property claim as shown by the latest county
24 assessment roll." Cal. Code Civ. Proc. § 405.22 (emphasis added).

25 Dated: October 16, 2012

26 
27 Maxine M. Chesney
28 United States District Court Judge