IN THE SUPERIOR COURT OF THE DISTRICT OF COLUMBIA CIVIL DIVISION

FREDERICK SHADDOCK, 520 N Street SW, S-316, Washington, DC 20024 Plaintiff, v. OKSANA SHEMET SHADDOCK, 520 N Street SW, S-316, Washington, DC 20024 Respondent.	CASE NO. 2025-CAB-004804 EMERGENCY EX PARTE MOTION FOR NOTICE OF LIS PENDENS AND TRO

COMES NOW the Plaintiff, Frederick Shaddock, appearing pro se, respectfully moving this Honorable Court for a Notice of Lis Pendens

I. BASIS FOR LIS PENDENS

Pursuant to DC Code § 42-1207, Plaintiff requests a lis pendens and Temporary Restraining Order (from selling property) because:

1. This lawsuit challenges title to 520 N St SW #S-316 (invalid and unrecorded Quit Claim Deed).
2. Defendant has:
    - Defective, unrecorded, and fraudulent Quit Claim Deed
    - Wasted marital assets ($1,200/month Condo Fee for the condo vacant since June 4).
    - Attempted fraudulent transfers in past (unilateral Iowa divorce dismissal).

II. IRREPARABLE HARM

Without a lis pendens, Defendant may:

- Secretly sell/refinance the Property.
- Deprive Plaintiff of 50% equity (1/2 of $270,000 = $135,000 according to Zillow).

III. REQUESTED RELIEF

1. Order the DC Recorder of Deeds to file a lis pendens.
2. Enjoin Defendant from transferring/encumbering the Property.

Dated: August 8, 2025
/Frederick Shaddock/
Respectfully submitted,
Frederick Shaddock, Pro Se

CERTIFICATE OF SERVICE

I certify that on August 8, 2025, this motion was served personally (and video recorded) to:
Oksana Shemet Shaddock
Certified mail and emailed to Robert Liotta, Esq. (Attorney for Defendant)
3726 Harrison St NW, Washington, DC 20015

PROPOSED NOTICE OF *LIS PENDENS*

(For the convenience of the Court to sign and send to Recorder of Deeds)

NOTICE OF *LIS PENDENS*

To: DC Recorder of Deeds

Re: 520 N St SW #S-316, Washington, DC 20024

TAKE NOTICE that the above-captioned case challenges title to this property. Pending resolution, no transfer or encumbrance may occur without court approval.

Case No.: 2025-CAB-004804

Filed By: Frederick Shaddock

Judge's Signature: _____