NOTICE OF LIS PENDENS

TO WHOM IT MAY CONCERN, and especially to the Recorder of Deeds of the District of Columbia:

TAKE NOTICE, that an action has been commenced and is now pending in the Superior Court of the District of Columbia, Civil Division, under Case Number **2025-CAB-004804**, titled *Frederick Shaddock v. Oksana Shemet Shaddock*.

The object of this action is to quiet title to, and determine the lawful ownership of, the real property located at 520 N Street SW, Unit S-316, Washington, DC 20024, and legally described as: **520 N Street SW, Apt. # S-316, Washington, DC 20024 Lot 0116, Square 0503.**

This action seeks to declare a certain Quit Claim Deed, purportedly executed by the Plaintiff, to be null and void on grounds of fraud and forgery, and to have the property declared a marital asset.

The parties to said action are Frederick Shaddock (Plaintiff) and Oksana Shemet Shaddock (Defendant).

This notice is filed pursuant to D.C. Code § 42-1207.

Dated: October 8, 2025

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Frederick J. Shaddock, Plaintiff Pro Se

STATE OF DISTRICT OF COLUMBIA
COUNTY OF WASHINGTON

Subscribed and sworn to before me this 8 day of October, 2025.

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Notary Public
My Commission Expires: 8/14/29

MAI SHAHIN
NOTARY PUBLIC
DISTRICT OF COLUMBIA

MAI SHAHIN
Notary Public, District of Columbia
My Commission Expires 08/14/2029