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20250782638



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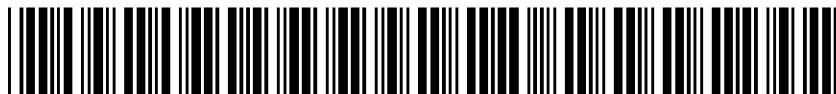
Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

11/10/25 AT 08:13AM

FEES :	31.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
<hr/> PAID :	106.00



LEADSHEET



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SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

E683454

E13-202511077656122

FOR REFERENCE ONLY: 20250782638

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Kirk A. Kolodji, Esq.

STREET ADDRESS

35 N. Lake Avenue, Suite 710

CITY, STATE &

ZIP CODE

Pasadena, CA 91101

SPACE ABOVE FOR RECORDER'S USE ONLY

APN: 5847-014-010

NOTICE OF LIS PENDENS (PENDENCY OF ACTION) [Amended]

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

**THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)**

1 KIRK A. KOLODJI, ESQ. (SBN 327031)
2 KOLODJI FAMILY LAW, PC
3 35 North Lake Ave, Suite 710
4 Pasadena, CA 91101
5 Email: kirk@kolodjifamilylaw.com
6 310-691-9671

7 Attorney for Respondent
8 NUHA SAYEGH

9
10 SUPERIOR COURT OF THE STATE OF CALIFORNIA
11 FOR THE COUNTY OF LOS ANGELES
12 PASADENA COURTHOUSE

13 In re the Marriage of:

LASC CASE NO.: 25PDFL01441

14 FAHED SAYEGH,

NOTICE OF LIS PENDENS (PENDENCY
15 OF ACTION) [AMENDED]

Petitioner,

RE: REAL PROPERTY LOCATED AT:
16 and
17 1226 SONOMA DRIVE
18 ALTADENA CA, 91001

NUHA SAYEGH,

[APN: 5847-014-010]

Respondent.

[CCP Section 405 et seq.]

Case assigned to Hon. Joel L. Lofton,
19 Judge [Dept. L]

20 NOTICE IS HEREBY GIVEN that in the above dissolution action concerning and
21 affecting real property as herein described was commenced on October 21, 2025 by
22 Petitioner FAHED SAYEGH against his wife Respondent NUHA SAYEGH. This
23 dissolution action is now pending in the above court.

24 This dissolution action affects title and the right of possession of the real property
25 commonly known as 1226 SONOMA DRIVE, ALTADENA CA, 91001, which is legally
26 ///

27 ///

1 described as:

2 THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF
3 ALTADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

4 TRACT NO. 10217 LOT 8 COMMONLY KNOWN AS 1226 SONOMA
5 DRIVE, ALTADENA, CALIFORNIA 91001

6 APN: 5847-014-010

7 The object of the above-described action is the dissolution of marriage which
8 includes the categorization, valuation and division of the Parties' community property,
9 and possession to the above-described real property, including possession during the
10 pendency of the dissolution action.

11 Respectfully Submitted,

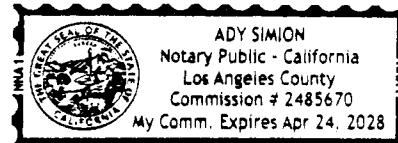
12 KOLODJI FAMILY LAW, PC

13 Dated: 11/07/2025

14 
KIRK A. KOLODJI, ESQ., Attorney for
15 Respondent NUHA SAYEGH

16 A notary public or other officer completing this
17 certificate verifies only the identity of the
18 individual who signed the document to which this
certificate is attached, and not the truthfulness,
accuracy, or validity of that document.

19
20 State of California County of Los Angeles)
21 On 11/07/2025 before me Ady Simion, Notary Public,
22 personally appeared Kirk A. Kolodji,
23 who proved to me on the basis of satisfactory evidence to be the
24 person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument. I certify under PENALTY OF PERJURY
under the laws of the State of California that the foregoing paragraph is
true and correct. WITNESS my hand and official seal.



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NOTICE OF LIS PENDENS (PENDENCY OF ACTION) [AMENDED]
RE: REAL PROPERTY LOCATED AT: 1226 SONOMA DRIVE, ALTADENA CA, 91001
In re Marriage of SAYEGH, FAHED and NUHA
L.A.S.C. Case No.: 25PDFL01441

PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I am employed in the County of Los Angeles, State of California. I am over the age of eighteen years and not a party to the within action. My business address is 35 North Lake Ave, Suite 710 Pasadena, CA 91101.

On 11/07/2025, I served the within described as:

**NOTICE OF LIS PENDENS (PENDENCY OF ACTION) RE: REAL PROPERTY
LOCATED AT: 1226 SONOMA DRIVE, ALTADENA CA. 91001 [AMENDED]**

XX **BY MAIL:** By mailing a copy to each of the persons named below in a separate envelope bearing first-class postage prepaid, addressed to that person at the address set out below that person's name. I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice, it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Pasadena, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

XX BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED: By mailing a copy to each of the persons named below in a separate envelope using Certified Mail, return receipt requested with the U.S. Postal Service, addressed to that person at the address set out below that person's name. I completed the form for Registered Mail at a U.S. Post Office for each person in a separate envelope listed below with the USPS tracking numbers set forth beside each person's name.

XX BY EMAIL TRANSMISSION/NOTIFICATION: By transmitting a PDF copy by email or giving notification of a Dropbox or Google hyperlink by email with the exact name of the document served, to each person named below to each email address identified below as authorized by Code of Civil Procedure sect. 1010.6

**FAHED SAYEGH
1226 Sonoma Dr
Altadena CA, 91001
Email: Freddy@thefoxxfirm.com**

**Gilbert Quiñones, Esq.
Law Offices of Gilbert Quiñones
206 S Stimson Ave
La Puente, CA 91744**

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration is executed on
11/07/2025 at Pasadena, California

KIRK A. KOLODJI, ESQ.