DATE: [Current Date]

TO: [Name of Recipient]
ADDRESS: [Recipient Street Address]
[City, State, Zip Code]

RE: NOTICE OF PENDING LITIGATION (LIS PENDENS)

PROPERTY ADDRESS: [Full Legal Address of the Property]

LEGAL DESCRIPTION: [Insert Parcel Number or Lot/Block Description]

Dear [Recipient Name],

Please be advised that a legal action has been commenced and is currently pending in the [Name of Court, e.g., Superior Court of California], County of [County Name], Case Number [Insert Case Number].

The subject matter of this litigation involves a dispute regarding the title to, or the right of possession of, the real property described above. Specifically, the complaint seeks [Briefly state purpose, e.g., specific performance of a sales contract, foreclosure of a lien, or quiet title].

As a result of this pending action, a Notice of Pendency of Action (Lis Pendens) has been filed with the [County Name] Recorder's Office. This notice serves as constructive notice to all interested parties, including potential purchasers, encumbrancers, or transferees, that any interest acquired in the property during the pendency of this suit will be subject to the final outcome of the litigation.

You are advised to consult with legal counsel regarding the implications of this matter.

Sincerely,

[Your Signature]
[Your Printed Name]
[Your Title/Capacity]
[Your Phone Number]
[Your Email Address]

CC: [List names of other parties or attorneys notified]