

A ***lis pendens*** is a written notice that a lawsuit has been filed concerning real estate, involving either the title to the property or a claimed ownership interest in it.

The notice is usually filed in the county land records office. Recording a *lis pendens* against a piece of property alerts a potential purchaser or lender that the property's title is in question, which makes the property less attractive to a buyer or lender.

Once the notice is filed, anyone who nevertheless purchases the land or property described in the notice takes possession of it is subject to the ultimate decision of the lawsuit.

Lis pendens is taken as constructive notice of the pending lawsuit,^[7] and it serves to place a cloud on the title of the property in question until the suit is resolved and the notice released or the *lis pendens* is expunged. The presence of a *lis pendens* does *not* prevent or necessarily invalidate a transfer of the property, but the buyer ("*purchaser*" or "*grantee pendente lite*") would be deemed to have notice of the litigation and might lose their title to the property if the plaintiff's suit prevails.

Black's Law Dictionary, p. 950 (8th ed.), 1999.