

CAUSE NO. CC-11-05737-C

WELLS FARGO BANK, N.A.,

Plaintiff,

v.

NIVA M. PATEL,

Defendant.

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IN THE COUNTY COURT

AT LAW NO. 3

DALLAS COUNTY, TEXAS

FINAL JUDGMENT

On the 1st day of March 2012 came on to be heard the above styled and numbered cause for trial, whereupon Plaintiff Wells Fargo Bank, N. A. ("Wells Fargo") appeared in person and through its counsel, and announced ready for trial. Defendant Niva Patel did not appear for trial. After considering the evidence and the argument of counsel, the Court hereby renders findings in favor of Wells Fargo as follows:

THE COURT FINDS that:

1. Wells Fargo owns the Property located at 1403 East Ann Arbor, Dallas, Texas 75216 in fee simple title, free and clear of any encumbrance or lien;
2. Federal Home Loan Mortgage Corporation owns the Property located at 1026 Lodema Lane, Dallas, Texas 75116 in fee simple title, free and clear of any encumbrance or lien;
3. All lis pendens filed related to the Property located at 1403 East Ann Arbor, Dallas, Texas 75216 and the Property located at 1026 Lodema Lane, Dallas, Texas 75116 are hereby cancelled; and
4. Niva M. Patel is a vexatious litigant.

The Court hereby renders judgment in favor of Wells Fargo as follows:

THEREFORE IT IS ORDERED, ADJUDGED AND DECREED that:

5. The Notices of Lis Pendens (copies of which are attached hereto as Exhibits 1-6) relating to the Property located at 1403 East Ann Arbor, Dallas, Texas 75216, being Lot 1, Block 9/4309 of Bellevue Addition, An Addition to the City of Dallas, Dallas County, Texas, According to the Plat Thereof Recorded In Volume 1, Page 475, Map Records, Dallas County, Texas and recorded in the Dallas County Records as:

- Instrument No. 201000081662;
- Instrument No. 201000159284;
- Instrument No. 201100106143;
- Instrument No. 201100186501;
- Instrument No. 201000133442; and
- Instrument No. 201000159283

are hereby CANCELED.

6. That the Notices of Lis Pendens (copies of which are attached hereto as Exhibits 7-9) relating to the Property located at 1026 Lodema Lane, Dallas, Texas 75116, being Lot 1, Block 4 of Irwin-Keasler Developments, Red Bird Addition, Unit No. 2, An Addition to the City of Duncanville, Dallas County, Texas, According to the Plat Thereof Recorded in Volume 19, Page 253, Map Records, Dallas County, Texas and recorded in the Dallas County records as:

- Instrument No. 201000089685;
- Instrument No. 201000133441; and
- Instrument No. 201000159282

are hereby CANCELED.

It is further ORDERED, ADJUDGED AND DECREED that:

7. Defendant Niva M. Patel is prohibited forever from filing as a pro se litigant, any lis pendens or any litigation against Federal Home Loan Mortgage Corporation, Wells Fargo, Wachovia Bank, America's Servicing Company and/or any related entities, or any attorney or judicial officer in any Dallas County Court without the permission of a local administrative judge who first reviews said litigation, pursuant to section 11.102 of the Texas Civil Practice and Remedies Code, and determines that the litigation has merit and has not been filed for the purpose of harassment.

It is further ORDERED, ADJUDGED AND DECREED that:

8. Niva M. Patel shall pay to Wells Fargo the sum of \$7,822.00 for its reasonable and necessary attorneys fees;


9. all costs of Court are adjudged against Niva M. Patel for which execution shall issue; and

10. all sums awarded herein shall bear post-judgment interest at the rate of five percent (5%) per annum from the date this judgment is executed by the Court, for which execution shall issue.

This judgment is final, disposes of all claims and all parties and is appealable.

All relief not expressly granted herein is denied.

SIGNED this 20 day of March, 2012.


Judge Sally Montgomery



201000081652
LP 1/2

NOTICE OF LIS PENDENS

STATE OF TEXAS

*

*

KNOW ALL MEN BY THESE PRESENTS

*

COUNTY OF DALLAS

*

NOTICE IS HEREBY GIVEN THAT Cause No. 3:10-cv-00252-O-BH style NIVA PATEL VS. WELLS FARGO, WAS FILED IN United States District Court, North Texas Division, ON 8th day of February, 2010 and is now pending in such.

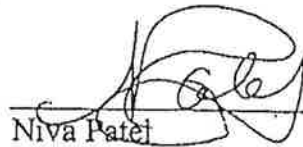
The action involves the title to all real property located in the city of Dallas in Dallas County, Texas and described as follows:

BELLEVUE BLK 9/4309
PT LOT 1-113.1X12.13X206.4X13X189
ANN ARBOR & KOSTNER
VOL2004150/00091 DD07292004 CO-DC
4309 009 001 2004309 009

Also Known as 1403 E. Ann Arbor Ave., Dallas, TX 75216.

WITNESS MY SIGNATURE THIS THE 26, DAY OF March, 2010

Respectfully submitted,


Niva Patel

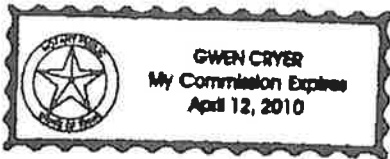


ACKNOWLEDGMENT

STATE Of Texas)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED Notary Public, on this day personally appeared Niva Patel Known to me to be the person whom name is subscribed to the fore going instrument and acknowledge to me that executed same the purposes and consideration herein expressed.

GIVEN under my hand and seal of office this 26 day of March, 2010.



Gwen Cryer
Notary Public in and for the State of Texas

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
04/05/2010 12:28:05 PM
\$20.00



JFW

201000081662

THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and that the same is recorded in the Recorder's Records in my office under the volume and page or Instrument # stamped thereon.
I hereby certify on

FEB 29 2012



By: [Signature] Deputy
COUNTY CLERK Dallas County, Texas



NOTICE OF LIS PENDENS

STATE OF TEXAS *

* KNOW ALL MEN BY THESE PRESENTS

COUNTY OF DALLAS *

NOTICE IS HERE BY GIVEN THAT Cause No. ^{DC-}10-7687 style NIVA PATEL V. WELLS FARGO BANK, NA, BAC HOME LOAN SERVICING LP, CHASE HOME FINANCE, RECONSTRUCT COMPANY, N.A., WILSHIRE, AMERICA SERVICING COMPANY, BRICE VANDER LINDEN & WERNICK PC, BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, NATIONAL BANKING ASSOCIATION AS TRUSTEE, AND THE BANK OF NEW YORK MELLON FKA, ETC. WAS FILED IN The District Court of Dallas County, Texas 134th-G Judicial District, ON the 23rd day of June, 2010 and is now pending in such.

The action involves original petition and application for temporary restraining order, temporary, permanent injunction and exparte emergency hearing, application for bill of review, and writ of mandamus to all real property located in the city of Dallas in Dallas County, Texas and described as follows:

BELLEVUE BLK 9/4309
PT LOT 1-113.1X12.13X206.4X13X189
ANN ARBOR & KOSTNER
VOL2004150/00091 DD07292004 C0-DC
4309 009 001 2004309 009

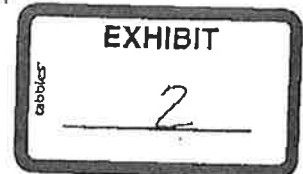
Also Known as 1403 E. Ann Arbor, Dallas, TX 75216.

WITNESS MY SIGNATURE THIS THE 23rd DAY OF June, 2010.

Respectfully submitted,



Niva Patel



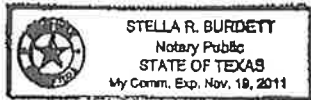
ACKNOWLEDGMENT

STATE OF Texas)
COUNTY OF DALLAS)

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GIVEN under my hand and seal of office this 23rd day of June, 2010.

Stella R. Burdett
Notary Public in and for the State of Texas



Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
06/24/2010 04:20:52 PM
\$20.00



[Handwritten signature]

201000159284

THE STATE OF TEXAS
COUNTY OF DALLAS

I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.
I hereby certify on

FEB 29 2012



COUNTY CLERK, Dallas County, Texas

By _____ Deputy



04/26/2011 12:21:51 PM

201100106143
UCC1 1/2

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

DR. LD DABNEY
 [REDACTED ADDRESS]

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME

OR

1b. INDIVIDUAL'S LAST NAME: **PATEL**

FIRST NAME: **NIVA**

MIDDLE NAME: **M**

SUFFIX:

1c. MAILING ADDRESS: [REDACTED]

CITY: [REDACTED]

STATE: [REDACTED] POSTAL CODE: [REDACTED] COUNTRY: **USA**

1d. SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

2c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

2d. SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR 2e. TYPE OF ORGANIZATION 2f. JURISDICTION OF ORGANIZATION 2g. ORGANIZATIONAL ID #, if any NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - Insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME

OR

3b. INDIVIDUAL'S LAST NAME: **DABNEY**

FIRST NAME: **LD**

MIDDLE NAME

SUFFIX

3c. MAILING ADDRESS: [REDACTED]

CITY: [REDACTED]

STATE: [REDACTED] POSTAL CODE: [REDACTED] COUNTRY: **USA**

4. This FINANCING STATEMENT covers the following collateral:

SECURED PARTY INTEREST IN: BELLEVUE BLK9/4309 PT LT 1-113.X12.13X206X4X13X189, ANN ARBOR & KOSTNER, ALSO KNOWN AS: 1403 E. ANN ARBOR AVE., DALLAS, TX 75216, AS RECORDED IN THE PLAT RECORDS OF DALLAS COUNTY, TEXAS. REFERENCE DOCUMENT INSTRUMENT #CDF2011011602.

EXHIBIT
3

5. ALTERNATIVE DESIGNATION (if applicable): LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOB SELLER/BUYER AG. LIEN NON-UCC FILING

6. The FINANCING STATEMENT is to be filed (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable) 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (optional) All Debtors Debtor 1 Debtor 2

8. OPTIONAL FILER REFERENCE DATA

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
04/26/2011 12:21:51 PM
\$26.00



A handwritten signature in black ink, appearing to be "JFW", is written over the seal.

201100106143



201100186501

LP 1/3

NOTICE OF LIS PENDENS

STATE OF TEXAS *

* KNOW ALL MEN BY THESE PRESENTS

COUNTY OF DALLAS *

NOTICE IS HERE BY GIVEN THAT Cause No. CC 11-04977-C
style Niva M. Patel VS. Texas Bar Association, its office, officers, administrators,
pro se, association and all other interested parties, WAS FILED IN The Dallas
County Court at Law 3, ON the 19 day of July, 2011 and is
now pending in such.

The action involves the title to all real property located in the city of Dallas in
Dallas County, Texas and described as follows:

THORNTREE PH 5 REV
BLK 2 LT 4
VOL99032/3392 DD021299 CO-DALLAS
137800020040 22213780002

THORNTREE PH 5 REV
BLK 2 LT 5
VOL99032/3392 DD021299 CO-DALLAS
137800020050 22213780002

Also Known as 1813 Richlen Way, Duncanville, TX 75137 and 1817 Richlen
Way, Duncanville, TX 75137.

IRWIN KEASLER DEV RED BIRD 2
BLK 4 LOT 1
VOL2004150/19280 DD07292004 CO-DC
0945000400100 4CV09450004

Also Known as 1026 Lodema Ln., Duncanville, TX 75116.




BELLEVUE BLK 9/4309
PT LOT 1-113.1X12.13X206.4X13X189
ANN ARBOR & KOSTNER
INT201000145981 DD06012010 CO-DC
4309 009 00100 2004309 009

Also Known as 1403 E. Ann Arbor, Dallas, TX 75216

WITNESS MY SIGNATURE THIS THE 19 DAY OF July 2011.

Respectfully submitted,



Niva M. Patel

ACKNOWLEDGMENT

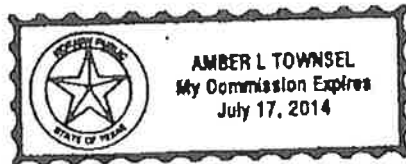
STATE Of Texas)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED Notary Public, on this day personally appeared Niva M Patel Known to me to be the person whom name is subscribed to the fore going instrument and acknowledge to me that executed same the purposes and consideration herein expressed.

GIVEN under my hand and seal of office this 19 day of July 2011.



Notary Public in and for the State of Texas

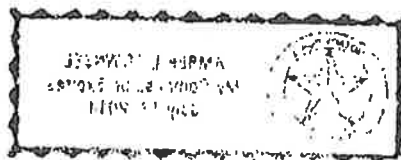


Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
07/19/2011 12:17:08 PM
\$20.00



JFW

201100186501



THE STATE OF TEXAS
COUNTY OF DALLAS

I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.
I hereby certify on

FEB 29 2012



COUNTY CLERK, Dallas County, Texas

By _____ Deputy



201000133442
LP 1/2

NOTICE OF LIS PENDENS

STATE OF TEXAS

*

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KNOW ALL MEN BY THESE PRESENTS

*

COUNTY OF DALLAS

*

NOTICE IS HERE BY GIVEN THAT Cause No. CC-10-03539-D style NIVA PATEL VS. CHASE HOME FINANCE & BANK OF AMERICA, WELLS FARGO BANK, COUNTRYWIDE HOME LOANS, THE BANK OF NEW YORK, MELLON FKA, THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWMB5 2004-03, BAC HOME LOANS SERVICING, L.P., RECONSTRUCT COMPANY, INC. WAS FILED IN Dallas County Court at Law, ON the 26th day of May, 2010 and is now pending in such.

The action involves the title to all real property located in the city of Dallas in Dallas County, Texas and described as follows:

THORNTREE PH 5 REV
2: BLK 2 LT 4 3: 4
VOL99032/3392 DD021299 CO-DALLAS
5: 137800020040 22213780002

THORNTREE PH 5 REV
2: BLK 2 LT 5 3: 4
VOL99032/3392 DD021299 CO-DALLAS
5: 137800020050 22213780002

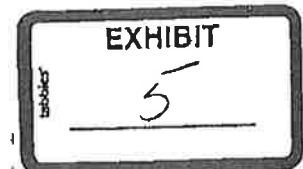
Also Known as 1813 Richlen Way, Duncanville, TX 75137 and 1817 Richlen Way, Duncanville, TX 75137.

WITNESS MY SIGNATURE THIS THE 26th DAY OF May, 2010.

Respectfully submitted,



Niva Patel



ACKNOWLEDGMENT

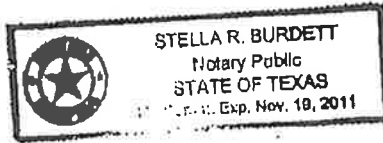
STATE Of Texas)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED Notary Public, on this day personally appeared Niva Patel Known to me to be the person whom name is subscribed to the fore going instrument and acknowledge to me that executed same the purposes and consideration herein expressed.

GIVEN under my hand and seal of office this 26th day of May, 2010.

Stella R. Burdett

Notary Public in and for the State of Texas



Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
05/26/2010 03:37:52 PM
\$20.00



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201000133442



201000159283

LP 1/2

NOTICE OF LIS PENDENS

STATE OF TEXAS

*

*

KNOW ALL MEN BY THESE PRESENTS

*

COUNTY OF DALLAS

*

NOTICE IS HERE BY GIVEN THAT Cause No. ^{DC}10-7687 style NIVA PATEL V. WELLS FARGO BANK, NA, BAC HOME LOAN SERVICING, LP, CHASE HOME FINANCE, RECONSTRUCT COMPANY, N.A., WILSHIRE, AMERICA SERVICING COMPANY, BRICE VANDER LINDEN & WERNICK PC, BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, NATIONAL BANKING ASSOCIATION AS TRUSTEE, AND THE BANK OF NEW YORK MELLON FKA, ETC. WAS FILED IN The District Court of Dallas County, Texas 134th-G Judicial District, ON the 23rd day of June, 2010 and is now pending in such.

The action involves original petition and application for temporary restraining order, temporary, permanent injunction and exparte emergency hearing, application for bill of review, and writ of mandamus to all real property located in the city of Duncanville in Dallas County, Texas and described as follows:

THORNTREE PH 5 REV
2: BLK 2 LT 4 3: 4
VOL99032/3392 DD021299 CO-DALLAS
5: 137800020040 22213780002

THORNTREE PH 5 REV
2: BLK 2 LT 5 3: 4
VOL99032/3392 DD021299 CO-DALLAS
5: 137800020050 22213780002

Also Known as 1813 Richlen Way, Duncanville, TX 75137 and 1817 Richlen Way, Duncanville, TX 75137.



WITNESS MY SIGNATURE THIS THE 23rd DAY OF June, 2010.

Respectfully submitted,

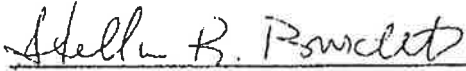

Niva Patel

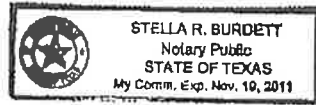
ACKNOWLEDGMENT

STATE Of Texas)
COUNTY OF DALLAS)

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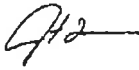
GIVEN under my hand and seal of office this 23rd day of June, 2010.


Notary Public in and for the State of Texas



Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
06/24/2010 04:20:51 PM
\$20.00





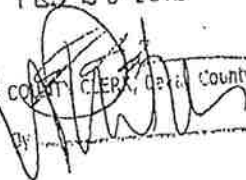
201000159283

THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that the above and foregoing is a full, true, and
correct photographic copy of the original record now in my lawful
custody and possession, filed on the date stamped thereon and as
the same is recorded in the Recorder's Records in my office under
the volume and page or instrument # stamped thereon.
I hereby certify on

FEB 23 2012



COUNTY CLERK, Dallas County, Tex.

By  Clerk



201000089685

LP 1/2

NOTICE OF LIS PENDENS

STATE OF TEXAS

*

*

KNOW ALL MEN BY THESE PRESENTS

*

COUNTY OF DALLAS

*

NOTICE IS HEREBY GIVEN THAT Case No. 3:10-cv-00258-M-BF style NIVA PATEL VS. AMERICA SERVICING COMPANY AND WILSHIRE CREDIT CORPORATION, WAS FILED IN United States District Court, North Texas Division, ON the 27th day of January, 2010 and is now pending in such.

The action involves the title to all real property located in the city of Dallas in Dallas County, Texas and described as follows:

IRWIN KEASLER DEV RED BIRD 2
BLK 4 LOT 1
VOL2004150/19280 DD07292004 CO-DC
0945000400100 4CV09450004

Also Known as 1026 Lodema Ln., Duncanville, TX 75116.

WITNESS MY SIGNATURE THIS THE 13th DAY OF March, 2010.

Respectfully submitted,


Niva Patel



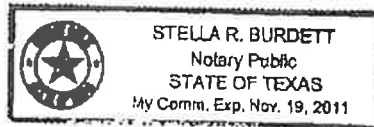
ACKNOWLEDGMENT

STATE Of Texas)
COUNTY OF DALLAS)

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GIVEN under my hand and seal of office this 13th day of March, 2010.

Stella R. Burdett
Notary Public in and for the State of Texas



Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
04/13/2010 02:23:13 PM
\$20.00



[Handwritten signature]

201000089685

THE STATE OF TEXAS
COUNTY OF DALLAS

I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or Instrument # stamped thereon.
I hereby certify on

FEB 29 2012



COUNTY CLERK, Dallas County, Texas

By [Signature] Deputy



201000133441

LP 1/2

NOTICE OF LIS PENDENS

STATE OF TEXAS

*

*

KNOW ALL MEN BY THESE PRESENTS

*

COUNTY OF DALLAS

*

NOTICE IS HEREBY GIVEN THAT Case No. CC-10-03539-D style NIVA PATEL VS. AMERICA SERVICING COMPANY, WILSHIRE CREDIT CORPORATION, WELLS FARGO, BANK OF AMERICA, BARRETT DAFFIN FRAPPIER TURNER AND ENGEL, LLP, IT'S AGENTS, ASSIGNEES, AND ASSOCIATES WAS FILED IN Dallas County Court at Law, ON the 26th day of MAY, 2010 and is now pending in such.

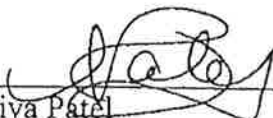
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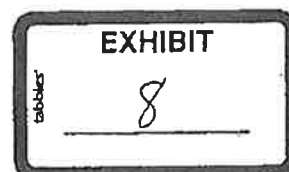
IRWIN KEASLER DEV RED BIRD 2
BLK 4 LOT 1
VOL2004150/19280 DD07292004 CO-DC
0945000400100 4CV09450004

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Niva Patel



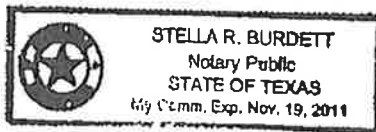
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COUNTY OF DALLAS)

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Stella R. Burdett
Notary Public in and for the State of Texas



Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
05/26/2010 03:37:51 PM
\$20.00



JFW

201000133441

THE STATE OF TEXAS
COUNTY OF DALLAS

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I hereby certify on

FEB 29 2012



COUNTY CLERK, Dallas County, Texas
By _____ Deputy



NOTICE OF LIS PENDENS

STATE OF TEXAS *

* KNOW ALL MEN BY THESE PRESENTS

COUNTY OF DALLAS *

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BLK 4 LOT 1
VOL2004150/19280 DD07292004 CO-DC
0945000400100 4CV09450004

Also Known as 1026 Lodema Lane, Duncanville, TX 75116.

WITNESS MY SIGNATURE THIS THE 23rd DAY OF June, 2010.

Respectfully submitted,



Niva Patel

EXHIBIT
tabler
9

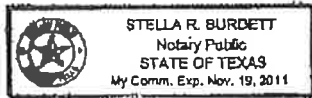
ACKNOWLEDGMENT

STATE Of Texas)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED Notary Public, on this day personally appeared Niva Patel Known to me to be the person whom name is subscribed to the fore going instrument and acknowledge to me that executed same the purposes and consideration herein expressed.

GIVEN under my hand and seal of office this 23rd day of June, 2010.

Stella R. Burdett
Notary Public in and for the State of Texas



Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County TEXAS
06/24/2010 04 20:50 PM
\$20.00



JFW

201000159282

THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that the above and foregoing is a full, true, and
correct photographic copy of the original record now in my lawful
custody and possession, filed on the date stamped thereon and as
the same is recorded in the Recorder's Records in my office under
the volume and page or instrument # stamped thereon.
I hereby certify on

FEB 29 2012



COUNTY CLERK, Dallas County, Texas
By [Signature] Deputy