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**IN THE COURT OF APPEAL OF THE STATE OF CALIFORNIA**

**FOURTH APPELLATE DISTRICT**

**DIVISION TWO**

TRINA R. PATTERSON,

Plaintiff and Appellant,

v.

BANK OF AMERICA, N.A. et al.,

Defendants and Respondents.

E063079

(Super.Ct.No. CIVRS1401368)

OPINION

APPEAL from the Superior Court of San Bernardino County. Janet M. Frangie, Judge. Dismissed.

Trina R. Patterson, in pro. per., for Plaintiff and Appellant.

Albertson Law, Gina L. Albertson and Eric A. Forstrom for Defendants and Respondents.

For the reasons discussed below, we dismiss the appeal brought by plaintiff Trina R. Patterson.

Plaintiff and appellant Trina R. Patterson filed a complaint against “Bank of America, N.A., successor in interest to LaSalle Bank, N.A. as Trustee for Washington Mutual Pass-Through Certificates WMALT Series 2006-AR3 Trust by Washington Mutual Bank as Attorney in Fact” and “all persons or entities unknown claiming any legal or equitable right, title, estate, lien or interest” in a specified parcel of real property. Her complaint alleged causes of action for quiet title, wrongful foreclosure and “Code of Civil Procedure § 337 and Civil Code § 2911(1).”<sup>1</sup>

Patterson obtained entry of default against Bank of America on April 10, 2014. On April 11, 2014, defendant and respondent U.S. Bank notified the court and Patterson that it was trustee and successor in interest to Bank of America with respect to the interest in the property and filed a demurrer to the complaint. On July 9, 2014, the demurrer was sustained without leave to amend.

On January 9, 2015, the trial court granted U.S. Bank’s motion to expunge the lis pendens Patterson had recorded and for an injunction prohibiting Patterson from recording any notice of pending action on the subject property without obtaining leave of court to do so.

Patterson purported to appeal from a dismissal entered on January 9, 2015, after she requested default judgment against defendant Bank of America. She did not attach a copy of the judgment of dismissal to the civil case information statement filed on April 9,

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<sup>1</sup> The complaint is not included in the record on appeal. We derive this information from the demurrer filed by defendant and respondent U.S. Bank National Association (hereafter U.S. Bank).

2015. By an order filed on April 14, 2015, we directed Patterson to serve and file a signed, file-stamped copy of the judgment of dismissal by a certain date and stated that if she failed to do so, the appeal would be dismissed. In response, Patterson filed an amended civil case information statement, to which she attached the January 9, 2015, order granting the motion to expunge the lis pendens and for the injunction. She did not attach a judgment of dismissal.

By order filed May 6, 2015, we informed Patterson that the order granting the motion to expunge the lis pendens is not an appealable order (Code Civ. Proc., § 405.39), but that the order granting the injunction is appealable (Code Civ. Proc., § 904.1, subd. (a)(6)). Because she did not provide a copy of a judgment of dismissal, we ordered that the appeal would proceed only as to the January 9, 2015, order granting the injunction.

In her opening brief, Patterson did not address the order granting the injunction but instead raised issues concerning issuance of a lis pendens, arguing that U.S. Bank is not a properly added defendant, and arguing that entry of default against defendant Bank of America resulted in a judgment which is conclusive against the named defendant and its successors in interest.

In its response brief, U.S. Bank pointed out that Patterson's brief fails to comply with our order of May 6, 2015. Patterson has not sought leave to file a supplement brief that complies with our order. Accordingly, because Patterson's brief fails to address the single issue described in our order of May 6, 2015, the appeal is dismissed.

DISPOSITION

The appeal is dismissed. Defendant and respondent U.S. Bank is awarded costs on appeal.

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McKINSTER  
Acting P. J.

We concur:

CODRINGTON  
J.

SLOUGH  
J.