

APN# 1318-25-111-017

Recording Requested by/Mail to:

Name: MOBO LAW, LLP

Address: 10280 Donner Pass Rd.

City/State/Zip: Truckee, CA 96161

Mail Tax Statements to:

Name: MOBO LAW, LLP

Address: 10280 Donner Pass Rd.

City/State/Zip: Truckee, CA 96161



KAREN ELLISON, RECORDER

Release of Notice of Pendency of Action (Lis Pendens)

**Title of Document** (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

*Dedra Sonne*  
Signature

Dedra Sonne  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
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\_\_\_\_\_

Re Ochoa v. Ingrid Van Vuerings; et al.  
Case No.: 19-CV-0214  
Dept. No.: 1

RECEIVED

APR 13 2022

Douglas County  
District Court Clerk

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2022 APR 13 PM 5:04

KEVIN R WILLIAMS  
CLERK

*W. Williams* DEPUTY

1 The undersigned does hereby affirm that  
2 this document does not contain the Social  
3 Security Number(s) of any person(s).

5 NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

6 DOUGLAS COUNTY

7 GREGORY OCHOA, individually; )

RELEASE OF NOTICE OF  
PENDENCY OF ACTION  
(LIS PENDENS)

8 Plaintiff, )

9 v. )

10 INGRID VAN VUERINGS, as Co-Trustee )  
of ATHENA MEDICAL GROUP, INC. )  
11 DEFINED CONTRIBUTION PENSION )  
PLAN aka ATHENA MEDICAL GROUP, )  
INC. RETIREMENT TRUST aka )  
12 ATHENA MEDICAL GROUP PENSION )  
PLAN AND TRUST aka ATHENA )  
13 MEDICAL GROUP DEFINED PENSION )  
PLAN AND TRUST NUMBER THREE )  
14 aka ATHENA RETIREMENT TRUST aka )  
ATHENA MEDICAL GROUP, INC. )  
15 E.R.I.S.A. RETIREMENT TRUST; )  
16 JULIANA LOZA, as Co-Trustee and )  
Administrator of ATHENA MEDICAL )  
GROUP, INC. DEFINED )  
17 CONTRIBUTION PENSION PLAN aka )  
ATHENA MEDICAL GROUP, INC. )  
18 RETIREMENT TRUST aka ATHENA )  
MEDICAL GROUP PENSION PLAN )  
19 AND TRUST aka ATHENA MEDICAL )  
GROUP DEFINED PENSION PLAN )  
20 AND TRUST NUMBER THREE aka )  
ATHENA RETIREMENT TRUST aka )  
21 ATHENA MEDICAL GROUP, INC. )  
E.R.I.S.A. RETIREMENT TRUST; and )  
22 DOES 1-50, inclusive; )

23 Defendants. )  
24 )  
25 )

///

MOBO Law, LLP  
527 S. Arlington Ave.  
Reno, NV 89509

Re Ochoa v. Ingrid Van Vuerings; et al.

Case No.: 19-CV-0214

Dept. No.: I

1           The undersigned, attorneys of record for Plaintiff GREGORY OCHOA, an individual  
2 ("Plaintiff" or "OCHOA") in the above-entitled action pending in the above-entitled Court hereby  
3 releases, terminates, and discharges the Notice of Pendency of Action recorded on July 16, 2019,  
4 as Document No. 2019-93215 in the Official Records of Douglas County, Nevada, relating to the  
5 real property commonly known as 429 Panorama Drive, Stateline, Douglas County, Nevada  
6 89449, and legally described as follows:

7           That portion of Lots 13 & 14, of Kingsbury Palisades as said lots  
8 were set forth on the map filed in the office of the County Recorder  
9 of Douglas County, State of Nevada, September 18, 1962, as  
10 Document No. 20864, Official Records of Douglas County, State of  
11 Nevada, and that portion of the Southwest ¼ of the Northwest ¼ of  
12 Section 25, Township 13 North, Range 18 East, M.D.B. & M., being  
13 a portion of Lot 11 - Kingsbury Lakeview, unofficial, described as  
14 follows:

15           COMMENCING at the Southwest corner of said Lot 13, as said Lot  
16 is set forth on the map of Kingsbury Palisades; thence North  
17 0°03'38" West 104.27 feet to a point that lies South 0°03'38" East,  
18 58.73 feet the most Northerly corner of said Lot 13; thence East  
19 117.33 feet to a point in the Westerly right of way line of Panorama  
20 Drive; thence Southeasterly along said right of way line along a  
21 curve concave to the Southeast with a central angle of 30°27'44" and  
22 a radius of 125.00 feet, an arc distance of 66.46 feet; thence South  
23 41.33 feet to the Southeast corner of said Lot 13; thence continuing  
24 South 131.68 feet; thence North 89°54' West, 99.81 feet to a point  
25 from which the West ¼ corner of said Section 25, bears South 29°12'  
West 1,347.78 feet; thence North 0°05' West 132.00 feet to the point  
of beginning.

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Reserving therefrom that portion lying in the Southwest ¼ of the Northwest ¼ of Section 25, Township 13 North, Range 18 East, M.D.B. & M., all of the minerals and mineral ores of any kind, nature and description, on or beneath the surface of said land and of the right to mine and remove said minerals and mineral ores as reserved in the deed from Clover Valley Lumber Co., a Nevada corporation to H.E. West, recorded December 22, 1947 in Book Y of Deeds, Page 321, Douglas County, Nevada.

APN: 1318-25-111-017

Dated: April 13, 2022.

MOBO LAW, LLP



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10280 Donner Pass Road  
Truckee, CA 96161  
(916) 447-0529  
Attorney for Plaintiff:  
GREGORY OCHOA, an individual

MOBO Law, LLP  
527 S. Arlington Ave.  
Reno, NV 89509

CERTIFICATE OF SERVICE

Pursuant to NRCP 5, I hereby certify, under penalty of perjury, that I am an employee of MOBO Law, LLP and that on April 13, 2022, I caused an envelope, containing a true and correct copy of the **RELEASE OF NOTICE OF PENDENCY OF ACTION (LIS PENDENS)** to be deposited for mailing in the U.S. Mail, with postage paid, addressed to the following persons below:

Gene Kaufmann, Esq.  
1625 Highway 88, Suite 401  
Minden, NV 89423  
Tel: (775) 782-6915

Attorney for Defendants:

INGRID VAN VUERINGS, as Co-Trustee of ATHENA MEDICAL GROUP, INC. DEFINED CONTRIBUTION PENSION PLAN aka ATHENA MEDICAL GROUP, INC. RETIREMENT TRUST aka ATHENA MEDICAL GROUP PENSION PLAN AND TRUST aka ATHENA MEDICAL GROUP DEFINED PENSION PLAN AND TRUST NUMBER THREE aka ATHENA RETIREMENT TRUST aka ATHENA MEDICAL GROUP, INC. E.R.I.S.A. RETIREMENT TRUST; JULIANA LOZA, as Co-Trustee and Administrator of ATHENA MEDICAL GROUP, INC. DEFINED CONTRIBUTION PENSION PLAN aka ATHENA MEDICAL GROUP, INC. RETIREMENT TRUST aka ATHENA MEDICAL GROUP PENSION PLAN AND TRUST aka ATHENA MEDICAL GROUP DEFINED PENSION PLAN AND TRUST NUMBER THREE aka ATHENA RETIREMENT TRUST aka ATHENA MEDICAL GROUP, INC. E.R.I.S.A. RETIREMENT TRUST

I declare, under penalty of perjury under the laws of the State of Nevada, that the foregoing is true and correct.

Dated: April 13, 2022.



Robin D. Shofner

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 4-18-22  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By [Signature] Deputy

MOBO Law, LLP  
527 S. Arlington Ave.  
Reno, NV 89509