

DOUGLAS COUNTY, NV

2024-1005529

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\$40.00

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03/13/2024 10:01 AM

REAL PROPERTY SUPPORT LLC

SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:

Sequoia Village Homeowners Association  
c/o United Assessment Recovery, Inc.  
6625 S. Valley View Blvd. Suite 300  
Las Vegas, Nevada 89118  
Phone: (702) 983-4000

APN: 1220-16-310-098  
TS #: 23-01249

**NOTICE OF RESCISSION**

Notice is hereby given that United Assessment Recovery, Inc., is the duly appointed agent under the Notice of Delinquent Assessment Lien, recorded on 9/8/2023 as Instrument No. 2023-1000304 in the office of the Douglas County Recorder. The purported real property owner(s) as indicated on said lien is/are Clint James Martin. The beneficiary is Sequoia Village Homeowners Association.

Legal Description: SEQUOIA VILLAGE LOT 15

The beneficiary and/or agent does hereby rescind, cancel and withdraw the Notice of Default and Election to Sale Under Homeowners Association Lien. It being understood however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default, past, present, or future, under said Notice of Delinquent Assessment Lien, or as impairing any right to remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Notice of Default and Election to Sale Under Homeowners Association Lien, and shall in no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the agent under said Notice of Delinquent Assessment Lien, nor modify nor alter in any respect any terms, covenants, conditions or obligations thereof, and said Notice of Delinquent Assessment Lien and all obligations secured hereby shall remain in force the same as if said Notice of Default and Election to Sale Under Homeowners Association Lien had not been made and given. Said Notice of Default and Election to Sale Under Homeowners Association Lien was recorded on 1/4/2024 as Instrument No. 2024-1003617 in the County recorder of Douglas.

Date: 3/8/2024

By: Heather Oliver on behalf of United Assessment Recovery, Inc., as agent for Sequoia Village Homeowners Association

STATE OF NEVADA  
COUNTY OF CLARK

On 3/8/2024 before me, D Auffant, a Notary Public, personally appeared Heather Oliver known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same

IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year first above written.

Signature D. Auffant (Seal)  
D Auffant, Notary Public

