

APN# 1419-35-001-008

Recording Requested by/Mail to:

Name: Keane Law Ltd.

Address: 200 S. Virginia St. #800

City/State/Zip: Reno, NV 89501

Mail Tax Statements to:

Name: Keane Law Ltd.

Address: 00 S. Virginia St. #800

City/State/Zip: Reno, NV 89501



00179477202410062680030037

SHAWNYNE GARREN, RECORDER

Notice of Pendency of Action

Title of Document (required)

Please complete the Affirmation Statement below:

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) **Military Discharge** – NRS 419.020 (2)
 Other NRS _____ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Signature
Kelly Weaver

Printed Name

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

KEANE LAW, LTD.
200 S. Virginia St., Suite 800, Reno, NV 89511
(775) 232-5089

1 Michael W. Keane
2 Nevada State Bar No. 7398
3 KEANE LAW LTD.
4 200 S. Virginia St., Suite 800
5 Reno, Nevada 89501
6 (775) 232-5089
7 keanelawreno@gmail.com
8 Attorney for Plaintiff

RECEIVED
MAR 28 2024
Douglas County
District Court Clerk

FILED
2024 MAR 28 PM 4:55
BOBBIE R. WILLIAMS
CLERK
BY: *[Signature]* DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUTY OF DOUGLAS

MATERIAL VENTURES, INC., doing business as Case No. 2024-CV-00055
CARSON INSULATION, a foreign corporation, Dept. No. 11

Plaintiff,

NOTICE OF PENDECY OF ACTION

v.

HOLBROOK BEEF AND CATTLE COMPANY,
LLC, a Nevada limited-liability company; and
JEREMY PAGE, an individual,

Defendants.

PLEASE TAKE NOTICE THAT the above-captioned action is pending in Ninth
Judicial District Court of the State of Nevada in and for Douglas County affecting real
property, or portions thereof, owned or reputedly owned by Defendants HOLBROOK BEEF
AND CATTLE COMPANY, LLC and JEREMY PAGE.

A. Names of the Parties:

The Plaintiff in this action is MATERIAL VENTURES, INC., doing business as
CARSON INSULATION, a foreign corporation. The Defendants in the pending action are
HOLBROOK BEEF AND CATTLE COMPANY, LLC, a Nevada limited-liability company,
and JEREMY PAGE, an individual.

B. Description of Real Property in Question:

The real property in question is owned or reputedly owned by Defendants is located

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1 at 527 Big Sky Trail, Genoa, Nevada 89411, APN: 1419-35-001-008. ("Property") as more
2 fully described in Exhibit A, attached hereto.

3 **C. Object of Pending Action**

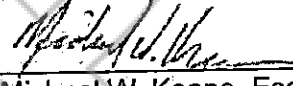
4 The above-captioned pending action, as relevant to the Property affected by this
5 Notice of Pendency of Action (Lis Pendens), is an action for (1) Breach of Contract; (2)
6 Breach of the Implied Covenant of Good Faith and Fair Dealings; (3) Unjust
7 Enrichment/Quantum Meruit; (4) Foreclosure of Mechanic's Lien; (5) Declaratory Relief;
8 and (6) Account Stated.

9 **AFFIRMATION - Pursuant to NRS §239B.030**

10 The undersigned does hereby affirm that the preceding document does not contain
11 the social security number of any person.


12 DATED this 28th day of March, 2024.

13 KEANE LAW, LTD.

14 By: 
15 Michael W. Keane, Esq.
16 Nevada State Bar No: 7398
17 Attorney for Plaintiff

18 **CERTIFIED COPY**

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

22 DATE 04-01-2024
23 BOBBIE R. WILLIAMS Clerk of Court
24 of the State of Nevada, in and for the County of Douglas,
25 By  Deputy
26
27
28