

DOC # 750777  
09/17/2009 08:19AM Deputy: DW  
**OFFICIAL RECORD**  
Requested By:  
PHIL FRINK & ASSOCIATES,  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-909 PG-3437 RPTT: 0.00



APN: 1320-30-710-030  
No. 30030

WHEN RECORDED RETURN TO:  
Phil Frink & Associates, Inc.  
1895 Plumas Street Ste 5  
Reno, NV 89509

(Space Above for Recorder's Use Only)

**NOTICE OF DELINQUENT ASSESSMENT-CLAIM OF LIEN**

Notice is hereby given that Minden Townhomes Homeowners Association hereinafter called Association, formed to provide the maintenance and preservation of the common area of the Association in the County of Douglas, State of Nevada, pursuant to NRS 116.3116 for the services performed which were to be and were actually furnished, used and performed on the said premises, located in the County of Douglas, State of Nevada, more particularly described as follows:

**PARCEL ONE:**

Unit 29 as shown on the Planned Development Map (PD 03-005) for Minden Town Homes, filed in the office of the Douglas County Recorder on February 2, 2004 as File No. 603488.

**PARCEL TWO:**

An undivided 1/31<sup>st</sup> interest in the common elements shown on the above mention Planned Development Map and as set forth in the Declaration of Covenants, Conditions and Restrictions for Minden Townhomes, recorded November 5, 2003 in Book 1103, Page 2081, Document No. 595951 and in the Amended and Restated Declaration recorded February 6, 2004 in Book 204, Page 2633, Document No. 604005.

**PARCEL THREE:**

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel One, described above, as shown on the above mentioned Planned Development Map and as set forth in the above mentioned Declaration and Amended and Restated Declaration.

And that the whole of said real estate upon which the buildings are situate is reasonably necessary for the convenient use and occupancy of said buildings.

That Lorre M. St. Germain, is/are the name(s) of the owner(s) or reputed owners(s) of said property and improvements hereinabove described.



That the prorata assessment and special assessments, if any, which shall constitute a lien against the above described property amount to \$190.00 per month, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded November 5, 2003, in Book 1103, at Page 2081, as Document No, 595951 of Official Records of Douglas County, State of Nevada, and any supplements or amendments thereto, and which have been supplied to and agreed to by said owner(s) or reputed owner(s). That the Association has made demand for payment of the total amount due and owing but said sum has not been paid.

That the amount now owing and unpaid totals \$1050.00 as of September 1, 2009, and increases at the rate of \$190.00 per month, plus late charges in the amount of \$25.00 per month, plus attorney fees and the fees of the agent of the Managing Body of the Association incurred in connection with the preparation, recording and foreclosure of this lien.

WHEREFORE, the Association, this lien claimant, claims the benefit of laws relating to liens and mechanics upon said property and buildings and other improvements thereon, as above described, upon the land which the same is erected, together with convenient space above the same as may be and for the costs of preparation and recordation of this claim of lien, the whole of said property being reasonably necessary for the proper use and occupancy of said buildings and other improvements situated thereon.

DATED: September 16, 2009

Phil Frink & Associates, Inc. as Agent  
For the Managing Body of Minden Townhomes  
Homeowners Association

*Krystal Lambrecht*  
BY: Krystal Lambrecht, Foreclosure Officer

STATE OF NEVADA )  
                          )SS  
COUNTY OF WASHOE)

This instrument was acknowledged before me on September 16, 2009  
by Krystal Lambrecht.

*J. Kelly*  
\_\_\_\_\_  
NOTARY PUBLIC

