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08/25/2010 10:17AM Deputy: DW
OFFICIAL RECORD
Requested By:
PHIL FRINK & ASSOCIATES,
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-810 PG-5664 RPTT: 0.00

APN: 1420-08-313-018
No. 30343

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 The Springs Property Owners 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:

Lot 36, in Block D, as set forth on that certain Final Map LDA #99-054-03 Sunridge Heights III, Phase 3, a Planned Unit Development, recorded in the office of the Douglas County Recorder on June 5, 2000, in Book 0600, Page 880, as Document No. 493409 and by Certificate of Amendment recorded November 3, 2000, in Book 1100, Page 470, as Document No. 502691.

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 Rosemari Lane, 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 \$50.00 per month, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded April 3, 2000, in Book 0400, at Page 239, as Document No. 489256 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 \$582.33 as of July 28, 2010, and increases at the rate of \$50.00 per month, plus late charges in the amount of \$25.00 per month, plus interest on said delinquency at the rate of 5.25% per annum, 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: August 24, 2010

Phil Frink & Associates, Inc. as Agent
For the Managing Body of The Springs Property
Owners Association

BY: Krystal Lambrecht, Foreclosure Officer

STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on August 24, 2010
by Krystal Lambrecht.

NOTARY PUBLIC