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OFFICIAL RECORD
Requested By:
Phil Frink & Associates, I
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-412 PG-1 RPTT: 0.00



APN: 1420-08-315-003
No. 30675

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 100, in Block A, as set forth on that Certain Final Map LDA #99-054-4 Sunridge Heights III, Phase 5, a Planned Unit Development, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 21, 2003, in Book 0803, Page 11206, Document No. 587309.

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 Janine Mello and Brian Mello, 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 \$53.00 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 \$898.31 as of March 19, 2012, 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: March 29, 2012

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

Diana Dixon
BY: Diana Dixon, Foreclosure Officer

STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on March 29, 2012
by Diana Dixon.

Christine McBride
NOTARY PUBLIC

