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OFFICIAL RECORD

Requested By:

Phil Frink & Associates, Inc.

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 2 Fee: \$15.00

BK-712 PG-2367 RPTT: 0.00



APN: 1420-28-114-007
No. 30705

WHEN RECORDED RETURN TO:
Phil Frink & Associates, Inc.
520 Sinclair Street
Reno, NV 89501

(Space Above for Recorder's Use Only)

NOTICE OF DELINQUENT ASSESSMENT-CLAIM OF LIEN

Notice is hereby given that Saratoga Springs Estates 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:

Lot 242 in Block C as shown on the Map of Saratoga Springs Estates Unit 7 (Final Map #PD99-02-07), filed in the office of the Douglas County Recorder on August 19, 2003, File No. 587125.

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 Frank Susztar, Trustee of the Susztar Family Trust dated February 11, 2000 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 \$193.00 per year, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded August 19, 2003, as Document No. 587126 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 \$473.91 as of July 1, 2012, and increases at the rate of \$193.00 per year, plus late charges in the amount of \$25.00 per month, plus 5.25% per annum per month on balance due, 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: July 6, 2012

Phil Frink & Associates, Inc. as Agent
For the Managing Body of Saratoga Springs
Estates Homeowners Association

Christine McBride
BY: Christine McBride, Sr. Vice President

STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on July 6, 2012
by Christine McBride.

J Kelly
NOTARY PUBLIC

