

APN: 1320-34-002-005



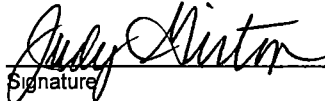
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KAREN ELLISON, RECORDER

**Recording Requested By:
And Return To:**

Name Office of the Attorney General
Address 5420 Kietzke Lane, Suite 202
City/State/Zip Reno, NV 89511

I hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B 030)


Signature

Judy Girton, Legal Secretary II
Print Name & Title

NOTICE OF LIS PENDENS

1442 ORCHARD ROAD, GARDNERVILLE, NEVADA 89410

If legal description is a metes & bounds description furnish the following information

Legal Description obtained from

If Surveyor, please provide name and address

This page added to provide additional information required by NRS 111 312 Sections 1-4
(Additional recording fee applies)

This cover page must be typed

1 Case No 19CV00068

RECEIVED

FILED

2 Dept No D

MAR - 5 2019

2019 MAR - 5 PM 4: 17

Douglas County
District Court Clerk

DOUGLAS WILLIAMS
CLERK

D. GORIZ DEPUTY

6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
7 **IN AND FOR DOUGLAS COUNTY**

9 STATE OF NEVADA, DEPARTMENT OF)
10 HEALTH AND HUMAN SERVICES,)
11 DIVISION OF HEALTH CARE FINANCING)
AND POLICY, (NEVADA MEDICAID), and)
SUZANNE BIERMAN, Administrator,)

12 Petitioner,

13 vs

14 FRANCES STEVENS, deceased,)
and DOES I through X, inclusive,)

15 Respondents)
16

NOTICE OF LIS PENDENS

17 NOTICE IS HEREBY GIVEN that Petitioner has filed an action against the above-named
18 defendant that is now pending in the above-entitled District Court to impose a Medicaid lien in the amount
19 of **Twenty-Five Thousand, Eight Hundred and Ninety Dollars and Sixty-Three Cents (\$25,890.63)**
20 on the real property commonly known as 1442 Orchard Road, Gardnerville, Nevada 89410 located in
21 Douglas County and further described as follows

22 ALL THAT PORTION OF SAID PARCEL LYING WEST OF ORCHARD
23 ROAD DESCRIBED AS FOLLOWS

24 PARCEL 4-A AS SET ON THAT CERTAIN PARCEL MAP FOR DUANE D
25 SOUTHWICK AND TANNY SOUTHWICK BEING A PORTION OF THE
26 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 20
27 EAST, M D B & M, FILED FOR RECORD FEBRUARY 5, 1995 IN BOOK
28 285, PAGE 175, DOCUMENT NO 113237, OFFICIAL RECORDS OF
DOUGLAS COUNTY, STATE OF NEVADA

APN 1320-34-002-005

1 Property description taken from the Deed of Trust filed with the Douglas County Recorder's Office on
2 May 13, 2002, as Document No 0542135

3 The lien is placed for reimbursement of Medicaid benefits paid on behalf of Frances Stevens in
4 the amount of **Twenty-Five Thousand, Eight Hundred and Ninety Dollars and Sixty-Three Cents**
5 **(\$25,890.63)** to be paid to Nevada Medicaid upon sale or transfer of the property

6 However, pursuant to state and federal law, the State may only recover on0 such a lien at a time
7 when there is no surviving spouse, child(ren) under 21, or blind and/or disabled children of any age, if
8 any Additionally, the State must release its lien if the surviving spouse, child under 21, or disabled child,
9 if any, seeks to engage in a bona fide sale or financial transaction involving the home

10 The object of the pending lien action is to secure the State's interest in the property and also allow
11 the survivors to enjoy and benefit from their interest in and use of the property

12 Pursuant to NRS 239B 030, the undersigned does hereby affirm that the preceding document
13 does NOT contain the social security number of any person.

14 RESPECTFULLY SUBMITTED this 28th day of February, 2019

15 AARON D FORD
16 Attorney General

17 By

18 ANDOLYN JOHNSON
19 Deputy Attorney General
20 Nevada Bar No 14723
21 Office of the Attorney General
22 5420 Kietzke Lane, Suite 202
23 Reno, Nevada, 89511
24 (775) 687-2100
25 Attorney for Petitioner

26 **CERTIFIED COPY**

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

DATE March 5, 2019

BOBBIE R WILLIAMS Clerk of Court
of the State of Nevada in and for the County of Douglas,

By [Signature] Deputy