

DOC # 0135646

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Official Record

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OFFICE OF THE ATTORNEY GENERAL

Lincoln County - NV

Leslie Boucher - Recorder

Fee: Page 1 of 6

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APN # 004-031-26

TYPE OF DOCUMENT: NOTICE OF LIS PENDENS

RECORDING REQUESTED BY: OFFICE OF THE ATTORNEY GENERAL

RETURN RECORDED DOCUMENT TO:

Name: Rene L. Hulse, Deputy Attorney General

Address: 555 E. Washington Avenue #3900

City/State/Zip: Las Vegas, Nevada 89101



NOTICE OF LIEN

TO: HULDA R. SHARP, deceased
Valinda Woolworth, daughter

PLEASE TAKE NOTICE THAT the State of Nevada, Department of Health & Human Services Division of Health Care Financing and Policy, an agency of the State of Nevada, whose central office is 1000 East Williams Street, Suite 102, Carson City, Nevada 89701, by and through its counsel, Catherine Cortez Masto, Attorney General, and RENE L. HULSE, Deputy Attorney General, claims a lien pursuant to the provisions of NRS 422.29306 and NRS 108.850 to 108.870, and the ORDER IMPOSING MEDICAID LIEN ON REAL PROPERTY attached hereto and incorporated herein by this reference, upon the property described as follows:

PARCEL 1 of that Parcel Map for Hulda & Lawrence E. Sharp in the town of Alamo, Lincoln County, Nevada, in SW ¼ SE ¼ Section 5, Township 7 South, Range 61 East, Mount Diablo Meridian, recorded as file No 118103, Plat B, Page 428 on May 6, 2002, in the office of the Lincoln County Recorder, Lincoln County, Nevada. APN: 004-031-26

and commonly known as 167 Broadway Street, Alamo, Lincoln County, Nevada, 89001.

The lien is placed for reimbursement of Medicaid benefits paid on behalf of HULDA R. SHARP in the amount of ***fourteen thousand eight hundred twenty-seven dollars and fourteen cents (\$14,827.14)*** to be paid to Nevada State Division of Health Care Financing and Policy upon sale or transfer of the property.

However, pursuant to State and Federal law, the State may only recover on such a lien at a time when there is no surviving spouse, child(ren) under 21, or blind and/or disabled children of any age, if any. Additionally, the State must release its lien if the surviving spouse, child under 21 or disabled child, if any, seeks to engage in a bona fide sale or financial transaction involving the home. The object of the pending lien action is to secure the State's interest in the property and also allow the survivors to enjoy and benefit from their interest in and use of the property.

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Upon any financial transaction involving the subject property, please contact the State of Nevada, Division of Health Care Financing and Policy, or, the Attorney General's Office.

DATED this 2nd day of March 2010.

CATHERINE CORTEZ MASTO
Attorney General

By:

RENE L. HULSE
Deputy Attorney General
Nevada Bar No. 3778
(702) 486-3107
Attorneys for State of Nevada,
Division of Health Care Financing and
Policy

Attachment

Re: HULDA R. SHARP, deceased

When recorded please return to:
RENE L. HULSE
Deputy Attorney General
555 East Washington Ave., Suite 3900
Las Vegas, Nevada 89101



1 Case No. CV 1147009

2010 FEB 26 PM 12:17

LINCOLN COUNTY CLERK

5 **IN THE SEVENTH JUDICIAL DISTRICT COURT FOR THE STATE OF NEVADA**
6 **IN AND FOR THE COUNTY OF LINCOLN**

9 STATE OF NEVADA, DEPARTMENT
10 OF HEALTH AND HUMAN SERVICES,
11 DIVISION OF HEALTH CARE
12 FINANCING AND POLICY,

Petitioner,

13 vs.

14 HULDA R. SHARP, deceased;
15 and DOES I-X,

Respondent.

18 **ORDER IMPOSING MEDICAID LIEN ON REAL PROPERTY**

19 THIS MATTER came before this Court on January 8, 2010, upon the Petition of the
20 STATE OF NEVADA, DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF
21 HEALTH CARE FINANCING AND POLICY ("NEVADA MEDICAID"), by and through
22 CATHERINE CORTEZ MASTO, Attorney General of the State of Nevada, by and through
23 Rene L. Hulse, Deputy Attorney General. Rene Hulse appeared on behalf of Nevada
24 Medicaid, Dylan V. Frehner, Esq., appeared on behalf of Lola Sharp, Mary Ann Sharp, and
25 Lawrence E. Sharp, and Joseph Sharp appeared in proper person. Having received the
26 evidence, the Court finds as follows:

- 27 1. All notices as required by law have been provided.
28 2. HULDA SHARP, deceased, was the recipient of Medicaid benefits from August

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Las Vegas, NV 89101



1 1, 2008, through November 23, 2008, her date of death.

2 3. The State of Nevada Medicaid Program provided payment for medical services
3 for HULDA SHARP in the amount of **fourteen thousand eight hundred twenty-seven**
4 **dollars and fourteen cents (\$14,827.14)** through May 27, 2009.

5 4. The undivided estate of HULDA SHARP included real property having the
6 common address of 167 Broadway Street, Alamo, Lincoln County, Nevada, 89001, and
7 having the legal description of:

8 PARCEL 1 of that Parcel Map for Hulda & Lawrence E. Sharp in the town
9 of Alamo, Lincoln County, Nevada, in SW ¼ SE ¼ Section 5, Township 7 South,
10 Range 61 East, Mount Diablo Meridian, recorded as file No 118103, Plat B,
Page 428 on May 6, 2002, in the office of the Lincoln County Recorder, Lincoln
County, Nevada. APN: 004-031-26

11 As the trustee of the Sharp Living Trust, HULDA SHARP held a 100% ownership interest in
12 above-described real property at the time of her death.

13 5. Imposing a lien upon HULDA SHARP's interest in the above-described real
14 property in the amount **fourteen thousand eight hundred twenty-seven dollars and**
15 **fourteen cents (\$14,827.14)** in favor of Nevada Medicaid is authorized and appropriate
16 pursuant to Nevada Revised Statutes.

17 **THEREFORE, based upon the foregoing, IT IS HEREBY ORDERED, ADJUDGED,**
18 **AND DECREED that:**

19 A lien, on behalf of the NEVADA MEDICAID, in the amount of **fourteen thousand**
20 **eight hundred twenty-seven dollars and fourteen cents (\$14,827.14)** is hereby imposed
21 against the one hundred percent (100%) interest in the real property owned by HULDA
22 SHARP at the time of death, having the common address of 167 Broadway Street, Alamo,
23 Lincoln County, Nevada, 89001, and having the legal description of:

24 PARCEL 1 of that Parcel Map for Hulda & Lawrence E. Sharp in the town
25 of Alamo, Lincoln County, Nevada, in SW ¼ SE ¼ Section 5, Township 7 South,
26 Range 61 East, Mount Diablo Meridian, recorded as file No 118103, Plat B,
Page 428 on May 6, 2002, in the office of the Lincoln County Recorder, Lincoln
County, Nevada. APN: 004-031-26

27 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED that:**

28 Pursuant to State and Federal law, the State may only recover on this lien at a time

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1 when there is no surviving spouse, child(ren) under 21, or blind and/or disabled child(ren) of
2 any age, if any. Additionally, the State must release its lien if the surviving spouse, child
3 under 21, or disabled child, if any, seeks to engage in a bona fide sale or financial transaction
4 involving the home.¹

5 DATED this 26th day of February, 2010.

7
8 
9 DISTRICT COURT JUDGE

13 SUBMITTED BY:
14 CATHERINE CORTEZ MASTO
15 Attorney General


16 By: 
17 RENE L. HULSE
18 Deputy Attorney General
19 555 E. Washington, Suite 3900
20 Las Vegas, Nevada 89101
(702) 486-3107 Phone
Attorneys for Division of Health
Care Financing and Policy

By: 
DYLAN V. FREHNER, ESQ.
P.O. Box 517
Piocche, Nevada 89043
(775) 962-5533
Attorney for Lola Sharp, Mary
Ann Sharp, & Lawrence E.
Sharp

21 By: 
22 JOSEPH SHARP
23 In Proper Person

This document to which this certificate is attached is a full, true and correct copy of the original, on file and record in the County Clerks Office, Piocche Nevada.

In witness whereof I have hereunto set my hand and affixed the seal of the
Seal of the County of Lincoln Nevada at the County of Lincoln, State of
Nevada, this 26th day of February, 2010

25 _____
26 
27 Deputy Clerk

28 ¹ PLEASE CONTACT THE NEVADA DIVISION OF HEALTH CARE FINANCING AND POLICY OR THE NEVADA ATTORNEY GENERAL'S OFFICE FOR PAYOFF INSTRUCTIONS.

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