

**DOC # 0135688**

03/15/2010

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**Official Record**

Recording requested By  
OFFICE OF THE ATTORNEY GENERAL

**Lincoln County - NV**

**Leslie Boucher - Recorder**

Fee: Page 1 of 7

RPTT: Recorded By: DP

Book- 255 Page- 0128



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**APN # 002-103-18**

**TYPE OF DOCUMENT: NOTICE OF LIEN**

**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**



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Book 255  
Page: 129

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Page 2 of 7

**DOC # 0135647**

03/04/2010

02 54 PM

**Official Record**

Recording requested By  
OFFICE OF THE ATTORNEY GENERAL

**Lincoln County - NV**  
**Leslie Boucher - Recorder**

Fee: Page 1 of 6  
RPTT: Recorded By AE  
Book- 255 Page- 0021



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**APN # 002-103-18**

**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: LULA REION LEE, 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:

LOT TWENTY-ONE (21) IN SUN GOLD MANOR  
UNIT NO. 1  
TOWN OF PANACA  
COUNTY OF LINCOLN,  
STATE OF NEVADA

APN: 002-103-18

and commonly known as 198 Mathews Court, Panaca, Lincoln County, Nevada.

The lien is placed for reimbursement of Medicaid benefits paid on behalf of LULA REION LEE in the amount of **forty-nine thousand two hundred sixty dollars and twenty-eight cents (\$49,260.28)** 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.

///  
///  
///



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 2<sup>nd</sup> day of March 2010.

CATHERINE CORTEZ MASTO  
Attorney General

By: *Rene L. Hulse*  
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: LULA REION LEE, 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.: CV1252009

2 Dept. No:

2010 FEB 26 PM 12:14

LINCOLN COUNTY CLERK  
*[Signature]*

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

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

Petitioner,

12 vs.

13 LULA REION LEE, deceased;  
14 and DOES I-X,

Respondent.

15  
16 **ORDER IMPOSING MEDICAID LIEN ON REAL PROPERTY**

17 THIS MATTER came before this Court on February 26, 2010, upon the Petition of the  
18 STATE OF NEVADA, DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF  
19 HEALTH CARE FINANCING AND POLICY ("NEVADA MEDICAID"), by and through  
20 CATHERINE CORTEZ MASTO, Attorney General of the State of Nevada, by and through  
21 RENE L. HULSE, Deputy Attorney General. The Court having received the evidence finds as  
22 follows:

- 23 1. All notices as required by law have been provided.
- 24 2. LULA REION LEE, deceased, was the recipient of Medicaid benefits from  
25 September 1, 2006, through September 10, 2007, her date of death.
- 26 3. The State of Nevada Medicaid Program provided payment for medical services  
27 for the care of LULA REION LEE in the amount of **forty-nine thousand two hundred sixty**  
28 **dollars and twenty-eight cents (\$49,260.28)** through December 16, 2009. The amount of

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Las Vegas, NV 89101



1 the benefits paid may increase as Medicaid providers have until one year from the date of the  
2 death of LULA REION LEE to bill Medicaid for services rendered.

3 5. The undivided estate of LULA REION LEE included real property whose  
4 common address is 198 Mathews Court, Panaca, Lincoln County, Nevada and whose legal  
5 description is as follows:

6 LOT TWENTY-ONE (21) IN SUN GOLD MANOR  
7 UNIT NO. 1  
8 TOWN OF PANACA  
9 COUNTY OF LINCOLN,  
STATE OF NEVADA

10 APN: 002-103-18

11 6. At the time of death, the DECEDENT held a one hundred percent (100%) ownership  
12 interest in that real property. Pursuant to State and Federal law, the State may only recover  
13 on such a lien at a time when there is no surviving spouse, child(ren) under 21, or blind and/or  
14 disabled child(ren) of any age, if any. Additionally, the State must release its lien if the  
15 surviving spouse, child under 21, or disabled child, if any, seeks to engage in a bona fide sale  
or financial transaction involving the home.

16 7. The imposition of a lien upon the above-described interest in the real property of  
17 LULA REION LEE, a deceased Medicaid recipient, by Nevada Medicaid is authorized and  
18 appropriate pursuant to Nevada Revised Statutes.

19 8. The imposition of a lien in the amount of **forty-nine thousand two hundred**  
20 **sixty dollars and twenty-eight cents (\$49,260.28)**, which represents the amount of  
21 assistance paid on behalf of LULA REION LEE, Medicaid recipient, by Nevada Medicaid is  
22 authorized and appropriate pursuant to Nevada Revised Statutes.

23 THEREFORE, based upon the foregoing, IT IS HEREBY ORDERED ADJUDGED AND  
24 DECREED AS FOLLOWS:

25 A lien, on behalf of the STATE OF NEVADA, DEPARTMENT OF HEALTH AND  
26 HUMAN SERVICES, DIVISION OF HEALTH CARE FINANCING AND POLICY ("NEVADA  
27 MEDICAID"), in the amount of **forty-nine thousand two hundred sixty dollars and twenty-**  
28 **eight cents (\$49,260.28)** is hereby imposed against the interest in the real property owned by

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Las Vegas, NV 89101



1 LULA REION LEE at the time of death, whose common address is 198 Mathews Court,  
2 Panaca, Lincoln County, Nevada and whose legal description is as follows:

3 LOT TWENTY-ONE (21) IN SUN GOLD MANOR  
4 UNIT NO. 1  
5 TOWN OF PANACA  
6 COUNTY OF LINCOLN,  
7 STATE OF NEVADA

8 APN: 002-103-18

9 Pursuant to State and Federal law, the State may only recover on this lien at a time  
10 when there is no surviving spouse, child(ren) under 21, or blind and/or disabled child(ren) of  
11 any age, if any. Additionally, the State must release its lien if the surviving spouse, child  
12 under 21, or disabled child, if any, seeks to engage in a bona fide sale or financial transaction  
13 involving the home.<sup>1</sup>

14 DATED this 26 day of February, 2010.

DISTRICT COURT JUDGE

15 RESPECTFULLY SUBMITTED BY:

16 CATHERINE CORTEZ MASTO  
17 Attorney General

18 By:

19 RENE L. HULSE  
20 Deputy Attorney General  
21 Nevada Bar No.: 3778  
22 555 E. Washington, Suite 3900  
23 Las Vegas, Nevada 89101  
24 (702) 486-3107  
25 Attorneys for DHCFF

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 Clerk's Office, Poché Nevada.

In witness whereof I have hereunto set my hand and affixed the Seal of the County of Lincoln, Nevada, this 26<sup>th</sup> day of February, 2010.

Clerk

Deputy Clerk

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