

Official Record

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OFFICE OF THE ATTORNEY GENERAL

Lincoln County - NV

Leslie Boucher - Recorder

Fee: Page 1 of 8

RPTT: Recorded By: AE

Book- 308 Page- 0398



0150808

APN 001-111-16

APN _____

APN _____

NOTICE OF LIEN

Title of Document

Affirmation Statement

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law:

(State specific law)

Sabrina Kaetz Deputy Atty Gen.
Signature Title

Sabrina Kaetz Deputy Atty Gen.
Print

1/3/2017
Date

Grantees address and mail tax statement:



NOTICE OF LIEN

TO: Estate of MILDRED FREDELL
Patricia Seeley

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 1100 East William Street, Suite 109, Carson City, Nevada 89701, by and through its counsel, Adam Paul Laxalt, Attorney General, and Mercedes S. Menendez, Deputy Attorney General, claims a lien pursuant to the provisions of NRS 422.29306 and NRS 422.054 and the ORDER IMPOSING MEDICAID LIEN ON REAL PROPERTY (Exhibit A) upon the property commonly known as 815 Newark Street, Pioche, Nevada 89043 in Lincoln County, and described as follows:

2 LOTS & PORTION OF 2 LOTS - LOTS 14 & 15 S. 36' OF LOT 12 & 13

APN: 001-111-16.

The lien is placed for reimbursement of Medicaid benefits paid on behalf of MILDRED FREDELL against a one hundred percent (100%) interest in the subject property in the amount of **four thousand four hundred forty-nine dollars and thirty cents (\$4,449.30)** 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 3rd day of January, 2017.

ADAM PAUL LAXALT
Attorney General

By: *Sabrina Karty for*

MERCEDES S. MENENDEZ
Deputy Attorney General
Nevada Bar No. 9443
P: (702) 486-3107
F: (702) 486-3871
Attorneys for State of Nevada,
Division of Health Care Financing
and Policy

Attachment

Re: MILDRED FREDELL, deceased

When recorded please return to:
MERCEDES S. MENENDEZ
Deputy Attorney General
555 East Washington Ave., Suite 3900
Las Vegas, Nevada 89101



COPY

EXHIBIT A



1 Case No.: CV0851016

2 Dept. No.:

2016 DEC -9 PM 3:30

LINCOLN
[Signature]

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

9 IN THE MATTER OF THE ESTATE OF)

10 MILDRED FREDELL,)

11 Deceased.)

ORDER IMPOSING MEDICAID
LIEN ON REAL PROPERTY

13 THIS MATTER came before this Court on December 9, 2016, upon the Petition of the
14 STATE OF NEVADA, DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF
15 HEALTH CARE FINANCING AND POLICY ("NEVADA MEDICAID"), by and through ADAM
16 PAUL LAXALT, Attorney General of the State of Nevada, by and through MERCEDES S.
17 MENENDEZ, Deputy Attorney General. The Court having received the evidence finds as
18 follows:

- 19 1. All notices as required by law have been provided.
- 20 2. MILDRED FREDELL, deceased, was the recipient of Medicaid benefits from
21 September 1, 2015 through December 11, 2015, her date of death.
- 22 3. The State of Nevada Medicaid Program provided payment for medical services
23 for the care of MILDRED FREDELL in the amount of **four thousand four hundred forty-nine**
24 **dollars and thirty cents (\$4,449.30)** through June 14, 2016.
- 25 4. The amount of the benefits paid may increase as Medicaid providers have until
26 one year from the date of the death of MILDRED FREDELL to bill Medicaid for services
27 rendered.

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1 5. The undivided estate of MILDRED FREDELL included real property whose
2 common address is 815 Newark Street, Pioche, Nevada 89043, in Lincoln County. The legal
3 description is as follows:

4 2 LOTS & PORTION OF 2 LOTS - LOTS 14 & 15 S. 36' OF LOT 12 & 13
5 APN: 001-111-16.

6 6. The DECEDENT held a one hundred percent (100%) ownership interest in the
7 subject real property at the time of her death.

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

10 Pursuant to NRS 422.29306(3), a lien, on behalf of NEVADA MEDICAID, in the
11 amount of ***four thousand four hundred forty-nine dollars and thirty cents (\$4,449.30)***, is
12 hereby imposed against the one hundred percent (100%) interest held in the subject property
13 described herein.

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that:

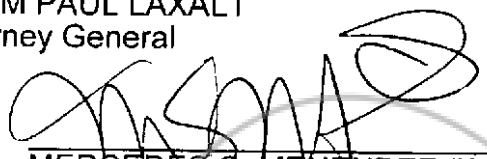
Pursuant to State and Federal law, the State may only recover on this lien at a time when there is no surviving spouse, child(ren) under 21, or blind and/or disabled child(ren) of any age, if any. Additionally, the State must release its lien if the surviving spouse, child under 21, or disabled child,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

DATED this 9th day of December, 2016.

s/ Gary D. Fairman
DISTRICT COURT JUDGE

RESPECTFULLY SUBMITTED BY:

ADAM PAUL LAXALT
Attorney General

By: 
MERCEDES S. MENENDEZ #9443
Deputy Attorney General
Office of the Attorney General
555 E. Washington, Suite 3900
Las Vegas, Nevada 89101
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F: (702) 486-3871
Email: mmenendez@ag.nv.gov
Attorneys for State of Nevada
Division of Health Care Financing and Policy

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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Book 308

01/04/2017

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COPY

... copy of the original, for the use of the Clerk of the Court, District of Columbia.

In witness whereof, I have hereunto set my hand and affixed the seal of the Seventh Judicial District Court in and for the County of Lincoln, State of New York. This 16th day of December, 2016.

[Signature]
Clerk

Clerk