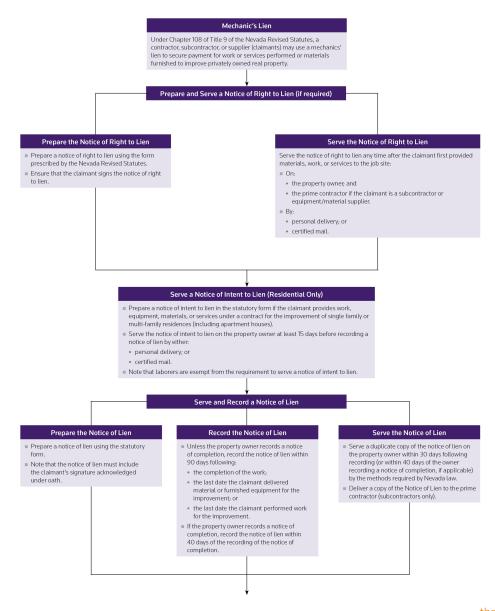
Mechanic's Lien Flowchart (NV)

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A Flowchart outlining the mechanic's lien process in Nevada. This Flowchart includes pre-lien notice requirements and the procedures for filing, perfecting, enforcing, and discharging a mechanic's lien.





Determine Lien Priority Review the record title to the property to determine the priority of the mechanics' lien. Conduct a search of the bankruptcy court records to determine if the property owner filed for bankruptcy. Review the terms of any subordination agreement between the lien claimant and the lender providing construction financing for the project (if applicable). Commence Action to Enforce the Lien Claim To enforce a mechanics' lien against the property, the claimant must bring a foreclosure action in the county where the real property is Name the Necessary Parties Plead the Required Facts File and Serve the Foreclosure Complaint Name the following as defendants: Ensure the complaint alleges all the following elements: File the complaint to foreclose the lien: ■ The plaintiff provided labor, materials, equipment, or at least 30 days after recording the notice ■ Property owner. Community association (if any). professional services to improve the real property. of lien; and ■ The existence of a written contract or the facts • not more than six months after recording the Prime contractor. establishing the contract. notice of lien. Subcontractor that failed to pay ■ The value of the work, service, materials, or equipment Record a notice of pendency of action (also under the contract (if applicable). known as a lis pendens) with the county recorder for the county where the real property provided, less any payments received. Any party with a recorded interest in the property, including coordinate lien holders. The plaintiff was not paid. The plaintiff complied with all preliminary notice Publish a notice of foreclosure once a week for three consecutive weeks in a newspaper of requirements. The plaintiff claims a valid lien. general circulation in the county where the real property is located. Deliver the notice of foreclosure personally or by certified mail to all other parties with a recorded interest in the real property. Obtain Judgment and Execute on the Lien Claim Obtain a final judgment in the lien enforcement action: determining the principal amount of the lien, including interest and attorneys' fees; and · directing the sale of the real property. Execute on the judgment by selling the improved real property

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