

JUSTICE COURT, TOWNSHIP OF \_\_\_\_\_  
CLARK COUNTY, NEVADA

Petitioner's

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City and Zip: \_\_\_\_\_, Nevada, \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Case No.: \_\_\_\_\_

Dept No.: \_\_\_\_\_

vs. Petitioner (Party Contesting Validity of Lien),

**NOTICE OF OPPOSITION TO MOBILE  
HOME LIEN**

Respondent's

Name: \_\_\_\_\_

Respondent (Party Claiming Lien).

Petitioner, appearing in proper person, files this Notice of Opposition to Mobile Home Lien, pursuant to  
NRS 108.355, based upon the following:

1. I am the (check one) ☐ owner/ ☐ tenant/ ☐ subtenant/ ☐ secured party of a mobile home identified  
as a (insert year of mobile home) \_\_\_\_\_ (insert manufacturer of mobile home) \_\_\_\_\_,  
Serial No. \_\_\_\_\_.

2. The mobile home is located at (insert address, city, state and zip) \_\_\_\_\_  
\_\_\_\_\_ (check one)  
☐ in a mobile home park/ ☐ not in a mobile home park.

3. I hereby notify all concerned parties of my opposition to Respondent's Notice of Lien dated (insert date  
of notice) \_\_\_\_\_, and request that the Justice Court set a hearing to determine  
whether: (a) the lien is valid, (b) the amount of the lien is appropriate, and (c) the sale date is proper.

4. I have (check one):  
☐ Not received a Notice of Sale by Auction pursuant to NRS 108.315(4).  
☐ Received a Notice of Sale by Auction pursuant to NRS 108.315(4), which was dated (insert date of  
notice) \_\_\_\_\_, and no more than 5 days have elapsed since I  
received the notice. (**NOTE: Pursuant to NRS 108.355(1), you cannot file this opposition if  
more than 5 judicial days have passed since you received the Notice of Sale by Auction.**)

5. Respondent is claiming a lien for (check all that apply) ☐ rent/ ☐ labor/ ☐ materials/ ☐ storage/  
☐ repairs/ ☐ other (describe): \_\_\_\_\_

(Check each of the following that applies to your case:)

- ☐ I paid or tried to pay Respondent the sum of \$ \_\_\_\_\_, which equals (check one) ☐ all/ ☐ part of the money Respondent is claiming. My payment was (check one) ☐ accepted/ ☐ rejected by Respondent on (insert date Respondent accepted/rejected payment) \_\_\_\_\_. My payment (check one) ☐ is/ ☐ is not reflected in the lien amount stated in Respondent's Notice of Lien.

**(Note: You can assert the following defenses ONLY if Respondent's lien is for nonpayment of rent and/or utilities.)**

- ☐ The amount of Respondent's lien is in excess of two months rent plus costs in violation of NRS 108.315(1), which requires that Respondent's demand for rent and/or utilities be made "within 15 days after the rent is 30 days past due." My monthly rent is (insert amount of monthly rent) \$ \_\_\_\_\_; the costs of lien stated in the Notice of Lien are (insert costs of lien stated in notice) \$ \_\_\_\_\_.
- ☐ The amount of Respondent's lien is in excess of \$2,500.00 in violation of NRS 108.290(2), which states that a lien "may not exceed \$2,500 or the total amount due and unpaid for rentals and utilities, whichever is less."
- ☐ The proposed sale date is inappropriate because (check all that apply):
- ☐ The Notice of Sale by Auction was served on (insert date Respondent sent notice by registered or certified mail) \_\_\_\_\_, which date is (check one) ☐ more than 30 days/ ☐ less than 10 days before the scheduled sale in violation of NRS 108.315(4).
- ☐ The sale that is scheduled for (insert date of sale from notice) \_\_\_\_\_ is Less than 4 months after the first default in payment of rent, which occurred on (insert date of first default in rent) \_\_\_\_\_, in violation of NRS 108.315(4).

I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
(Signature)

1 JUSTICE COURT, TOWNSHIP OF \_\_\_\_\_  
2 CLARK COUNTY, NEVADA

3 Petitioner: \_\_\_\_\_

Case No.: \_\_\_\_\_

4 vs. Petitioner,  
5

Dept No.: \_\_\_\_\_

6 Respondent: \_\_\_\_\_

**ORDER REGARDING HEARING ON  
NOTICE OF OPPOSITION TO MOBILE  
HOME LIEN**

Respondent.

7 **TO:** \_\_\_\_\_ (Respondent/Lien Claimant)

8 **PLEASE TAKE NOTICE THAT** the Notice of Opposition to Mobile Home Lien filed in this case shall  
9 be, and hereby is:

10 ☐ Set to be heard on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at the hour of  
11 \_\_\_\_\_ M., in Department No. \_\_\_\_\_, at the Justice Court located at:

12  
13 This hearing date is not sooner than 5 judicial days after the service of Petitioner's Notice of Opposition to  
14 Mobile Home Lien in accordance with NRS 108.355(2).

15 ☐ Other: \_\_\_\_\_  
16 \_\_\_\_\_

17  
18 You are ordered to appear at the hearing and bring with you all books, papers, and witnesses needed to  
19 establish your defense. If you do not appear, the Court could declare the lien invalid or determine the amount of the  
20 lien pursuant to NRS 108.355(3).

21 Pursuant to NRS 108.355(2), Petitioner shall cause a copy of this Order and the related Notice of  
22 Opposition to Mobile Home Lien to be served upon the Respondent/Lien Claimant within 5 judicial days after the  
23 date of this Order in accordance with JCRCP 5(b).

24 DATED: \_\_\_\_\_

25 JUSTICE OF THE PEACE/CLERK OF THE COURT

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that service of the foregoing **NOTICE OF OPPOSITION TO MOBILE HOME LIEN** and **ORDER REGARDING HEARING ON NOTICE OF OPPOSITION TO MOBILE HOME LIEN**

was made on *(insert date of service)* \_\_\_\_\_, pursuant to JCRCP 5(b), by the following method *(check one box)*:

☐ Depositing a copy of the same in the United States Mail in Las Vegas, Nevada, postage prepaid, to the address listed below *(in space below insert name and mailing address of Respondent's attorney, or Respondent directly if unrepresented)*.

☐ Delivering, via hand delivery, a copy of the same to the address listed below and leaving it (i) with the Respondent *(if Respondent is unrepresented)* or Respondent's attorney *(if represented)*; (ii) at the office of Respondent *(if Respondent is unrepresented)* or office of Respondent's attorney *(if represented)* with a person in charge or in a conspicuous place; or (iii) at the Respondent's dwelling house *(if Respondent is unrepresented)* with a person of suitable age and discretion residing therein *(in space below insert name and address of applicable Respondent, Respondent's attorney, or name of person of suitable age and discretion)*.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

And by depositing a copy of the same in the United States Mail in Las Vegas, Nevada, postage prepaid, to the following:

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY  
MANUFACTURED HOUSING DIVISION  
Titling Department  
2501 East Sahara, Suite 204  
Las Vegas, Nevada 89104

I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

\_\_\_\_\_  
*(Date)*

\_\_\_\_\_  
*(Type or Print Name)*

\_\_\_\_\_  
*(Signature)*