

N/DEF 2013023621



MAR 11 2013 14:42 P 2

A

n/Def  $\frac{2}{11}$  04-81000  
 16.00 33-37.00  
 COMP 8B  
 PV

Record and Return to: ~~Welch Law Firm, P.C.~~  
~~1299 Farnam St., #1220~~  
~~Omaha, NE 68102~~

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 3/11/2013 14:42:04.71  
  
 2013023621

# NOTICE OF DEFAULT

The undersigned, being the Successor Trustee under a Deed of Trust filed for record on April 13, 2010, as Inst. No. MTG 2010030908, wherein Rising-Sun Developers, LLC, is Borrower and Mohammed Quader is named as beneficiary, hereby gives notice that a breach of an obligation for which the property was conveyed as security has occurred. The nature of such breach is: the Trustor's failure to make debt payments as they became due.

You are hereby notified that because of such default, the indebtedness secured by said Trust Deed is accelerated, and because of such default, the undersigned has elected to sell or cause to be sold the trust property to satisfy the obligations under the Deed of Trust. The trust property affected is as follows:

- (1) Lots 10-13 inclusive, Block 113, South Omaha City Lots
- (2) Lot 5, Block 87, South Omaha City Lots
- (3) Lot 6, Block 87, South Omaha City Lots
- (4) E 100' of Lot 7, Block 87, South Omaha City Lots
- (5) Lots 5 & 6, Stones-RM-Subdivision, and
- (6) W 44' of Lots 17 and 18, Bock 112, South Omaha City Lots

The default may be cured within ninety (90) days of the filing for record of this Notice of Default, and the obligation may be thereby reinstated as provided in Neb. Rev. Stat. § 76-1012. You have the right to bring a court action to assert the non-existence of a default or any other defense to acceleration and sale.

RETURN:

Welch Law Firm  
 1299 Farnam St. Ste. 1220  
 Omaha NE 68102  
 1001505

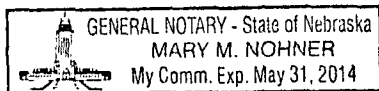
RUSH

DATED this 11<sup>th</sup> day of March, 2013.

BY: *Damien J. Wright*  
Damien J. Wright, Trustee  
Welch Law Firm, P.C.  
1299 Farnam Street, Suite 1220  
Omaha, NE 68102

STATE OF NEBRASKA     )  
                                      ) ss.  
COUNTY OF DOUGLAS    )

On this 11<sup>th</sup> day of March, 2013, before me, the undersigned, a Notary Public duly commissioned and qualified for said County, personally came Damien J. Wright, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.



*Mary M. Nohner*  
Notary Public