



N/S 2017007152



JAN 27 2017 14:09 P 1

Fee amount: 10.00  
FB: 23-21200  
COMP: PN

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
01/27/2017 14:09:08.00



2017007152

LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been commenced and is pending in the District Court of Douglas County, Nebraska at Case CI 17-694 upon a Complaint filed by Plaintiff Joy Arnold, in her capacity as Personal Representative of the Estate of Beverly Freiden, claiming the Estate is the owner of certain real property at 804 South 18<sup>th</sup> Street, in Omaha, Nebraska (the "Real Property") as against Defendant Michael J. Waiz and John Doe 1 and/or 2, with the object and prayer of the action being to seek a declaration pursuant to the Uniform Declaratory Judgments Act pertaining to the rights, status, and other legal relations the parties in the Real Property, to resolve questions of construction of a certain Option in a Lease/Option agreement and to the validity of certain acts or failures to act arising thereunder, and to declare that the Option is now void and unenforceable and that the Estate was and still is the owner of the Real Property, subject to the terms of the Last Will and Testament of Beverly Freiden

AND NOTICE IS HEREBY GIVEN that judgment against the parties identified above is sought pursuant to Neb. Rev. Stat. §§ 25-21,112 to 25-21,120, R.R.S. quieting title to the Real Property in the Estate, with title in the Real Property paramount over Waiz and John Does One and/or John Doe Two and cancelling all claims of said Defendants in the Real Property, and granting Plaintiff a permanent injunction putting the Estate in possession of the Real Property forthwith.

AND NOTICE IS FURTHER GIVEN that the above-referenced real property affected by the action is as follows: the East Half of Lot 1, Block 4, Kountze and Ruth's Addition, in Douglas County, Nebraska.

The Register of Deeds of Douglas County, Nebraska is directed to index this notice to the name of Beverly Freiden or the Estate of Beverly Freiden, Deceased.

DATED this 27 day of January, 2017.

Joy Arnold, Personal Representative of the Estate of Beverly Freiden, Deceased, Plaintiff,  
By:   
Return to Edward F. Pohren, #16026  
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