



BK 1893 PG 102-106



DEED 1991 01889

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed

This indenture made this 19th day of February, 1991.

WHEREAS, on July 13, 1972, a certain Mortgage was executed by American Indian Center of Omaha, Inc. as mortgagor, in favor of the United States of America acting by and through the Secretary of Housing and Urban Development (the Secretary) as mortgagee, and was recorded on July 13, 1984, in Book 2700, Page 129, in the Office of the Register of Deeds, Douglas County, Nebraska; and

WHEREAS, by virtue of a default in the covenants and conditions of the Mortgage, the Secretary designated me as foreclosure commissioner to conduct a nonjudicial foreclosure of the Mortgage under the provisions of the Multifamily Mortgage Foreclosure Act of 1981 (the Act) 12 U.S.C. 3701 et seq.; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified or registered mail (1) on October 4, 1990, to American Indian Center of Omaha, Inc., the owner of the property secured by the mortgage as shown by the public record on

August 29, 1990, (2) on October 4, 1990, to American Indian Center of Omaha, Inc., and _____, the parties shown on the public record as of August 29, 1990 to be liable for part or all of the mortgage debt, and (3) on October 4, 1990, to SEE ADDENDUM, and SEE ADDENDUM, the parties who as of August 29, 1990 had a lien on the property secured by the Mortgage; and

WHEREAS, a copy of the Notice of Default and Foreclosure

911 So. 25th St. 68131

Midland Business
sale was published in the Journal on October 5, 1990,
and October 12, 1990 and October 19, 1990

WHEREAS, a copy of the Notice of Default and Foreclosure
Sale was posted in a prominent place at 907-911 S. 25th St., Omaha, NE
on October 4, 1990 and

WHEREAS, pursuant to the Notice of Default and Foreclosure
Sale and to the Act, a foreclosure sale was held on
October 26, 1990, at which John E. Schmidt
submitted the highest bid in the amount of \$ 150,001.00; and

WHEREAS, the following costs were incurred in conducting
the foreclosure sale:

- a. \$ 193.00 for advertising and postage expenses
incurred in mailing, and publishing the Notice of
Default and Foreclosure Sale.
- b. \$ 2.00 for mileage expenses incurred in
posting the Notice of Default and Foreclosure Sale, and
for the commissioner's attendance at the foreclosure
sale.
- c. \$ 60.00 for reasonable and necessary costs
incurred for title and lien record searches.
- d. \$ 47.00 for the commissioner's necessary out-
-of-pocket expenses incurred for recording documents.


e. \$ 2,500.00 as commission to the foreclosure commissioner.

NOW THEREFORE, for one dollar and other good and valuable considerations, the undersigned hereby grants, bargains, sells, and conveys to John E. Schmidt, the following described property located in Douglas County,

Nebraska: The West 148 feet of Lot 33, Redick's Second Addition, and Addition to the City of Omaha in Douglas County, Nebraska, the South 63 feet of the West 150 feet of Lot 28, Redick's Second Addition, an Addition to the City of Omaha, in Douglas County, Nebraska, commonly known as 907-911 S. 25th St., Omaha, Nebraska.

The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, the mortgagor or any other party claiming by, through, or under them on the date the Mortgage referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale.

The covenants contained in the attached Use Agreement are incorporated into this Deed and shall be enforceable by the parties thereto as covenants running with the land.


Foreclosure Commissioner
[Address]
2505 N. 24th St., Suite 115
Omaha, NE 68110

[Acknowledgment]

ADDENDUM

1. City of Omaha;
2. Department of Housing and Urban Development;
3. The Enterprise Foundation;
4. American Charter Federal Savings and Loan Association;
5. Thomas A. Platan;
6. Aico Construction Co., Inc.;
7. Floyds Heating and Air Conditioning, Inc.;
8. State of Nebraska;
9. OK Properties;
10. U.S. Bankruptcy Court.

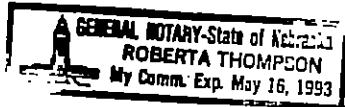
On July 13, 1984, a certain Deed Of Trust and Construction Security Agreement was executed by the American Indian Center of Omaha, Inc., as Trustor, in favor of American Charter Federal Savings and Loan Association, as Trustee and Beneficiary, and said document was record on July 13, 1984, in Book: 2700 Page: 97, in the Office of the Register of Deeds of Douglas County, Nebraska. Further, the Department of Housing and Urban Development accepted an assignment of said Deed Of Trust and Construction Security Agreement on December 29, 1989, thereby satisfying the obligation to American Charter Federal Savings and Loan Association, said assignment was recorded on May 25, 1990, in Book: 3492 Page: 590, in the Office of the Register of Deeds, of Douglas County, Nebraska.

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

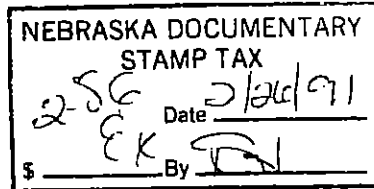
Before me, a notary public qualified for said county, personally came Wadie Thomas, Jr. - Foreclosure Commissioner, Section 312 Account No. 08002825 - American Indian Center of Omaha, Inc., known to be to the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and notarial seal on February 19, 1991, 1991.

My commission expires: May 16, 1993.



Roberta Thompson
Notary Public



RECEIVED
FEB 26 2 20 PM '91
OFFICE OF THE CLERK
COUNTY OF DOUGLAS
DOUGLAS COUNTY, NE

6551

Deed H

1893 N C/O W FEE 26.00
PG 102.106 N 60/20590 DEL MC Wc
OR Deed #6 COMP Q FIB 23-32320