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State of Nebraska Gage County ss. Entered
Numerical Index and filed for record the
23 day of Nov, 2016
at 10:37 o'clock AM, and recorded as
INSTRUMENT NO. **2016-03487**

Olivia S. Munday

Register of Deeds

Pages 2 By PJ
Recording Fees \$16.00
Totals Fees \$16.00

(Space Above reserved for Recorder of Deeds certification)

Recording Requested by/Return to: KOZENY & McCUBBIN, L.C., 12400 Olive, Ste 555, Creve Coeur, MO 63141

TITLE OF DOCUMENT: Notice of Default
DATE OF DOCUMENT: *Nov. 17, 2016*
GRANTOR(S): Kerry Feld, Trustee, NSBA# 24614
GRANTOR(S) ADDRESS: 12400 Olive Blvd., Suite 555, St. Louis, MO 63141
GRANTEE(S): Timothy D Neumann and Johnna K Neumann, husband and wife
GRANTEE(S) ADDRESS: 25306 S 134th Road, Filley, NE 68357
REFERENCE: Document 2005-2649

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER
(NW1/4) OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 8 EAST OF THE 6TH P.M.,
GAGE COUNTY, NEBRASKA, THENCE SOUTH A DISTANCE OF 635 FEET, THENCE
EAST A DISTANCE OF 325 FEET, THENCE NORTH A DISTANCE OF 635 FEET, THENCE
WEST A DISTANCE OF 325 FEET TO THE POINT OF BEGINNING.

K&M File Name: NEUTIRMS



INSTRUMENT NO. **2016-03487**

NOTICE OF DEFAULT

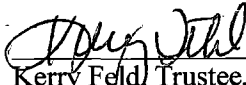
The undersigned, being the Successor Trustee under a Trust Deed filed for record in the records of Gage County, Nebraska, by Timothy D Neumann and Johnna K Neumann, husband and wife, as Trustors, in which Homeservices Lending, LLC DBA MidAmerican Home Services Mortgage, is named as Beneficiary, hereby gives notice that a breach of an obligation for which the trust property was conveyed as security has occurred, and the nature of such breach is the Trustor's failure to make debt payments as they became due. The current lawful holder of the promissory note is Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust. You are hereby notified that because of such default, the indebtedness secured by said Trust Deed is accelerated. You are further notified that because of such default, the undersigned has elected to sell or cause to be sold the trust property to satisfy the obligations under the Trust Deed; the trust property being legally described commencing on the cover page of this instrument and incorporated as it fully set forth herein and commonly known as: 25306 S 134th Road, Filley, NE 68357;

After the lapse of not less than one (1) month, the trustee or the attorney for the trustee shall give notice of sale.

This communication is an attempt to collect a debt and any information obtained may be used for this purpose. The commencement of the foreclosure action does not affect the rights as set forth in the initial demand letter

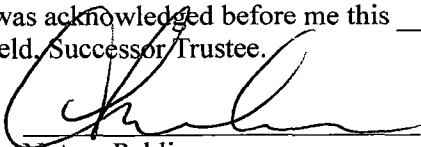
Dated 11-17-16.

Successor Trustee

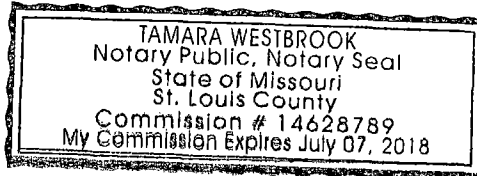

Kerry Feld, Trustee, NSBA# 24614
Kozeny & McCubbin, L.C.
12400 Olive Blvd., Suite 555
St. Louis, MO 63141
(314) 991-0255

State of Missouri)
) ss.
County of St. Louis)

The foregoing instrument was acknowledged before me this 17th day of Nov., 2016, by Kerry Feld, Successor Trustee.


Notary Public

K&M File Name: NEUTIRMS



This firm is a debt collector and any information we obtain from you will be used for that purpose.

