

Pages 2 Doc Tax \$ 38.25 EX # _____
Fee Amt \$ 16.00 Ck Pd \$ 54.25
Cash PD \$ _____ Refund \$ _____
Paid by #67 WOLLENBURG Ck # 1657
_____ Ck # _____
CUSTOMER CHG CODE _____
RETURN TO #67 WOLLENBURG
_____ WILL PICK UP _____

TRACT INDEX
COMPUTER
COMPARED _____
PAGED _____

2018-2222
M-305A

State of Nebraska Gage County ss. Entered in
Numerical Index and filed for record the
_____ 16TH _____ day of _____ AUGUST _____, 2018
at 8:15 o'clock _____ A. M., and recorded as
INSTRUMENT NO 2018-2222

Register of Deeds

By _____ Deputy

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

TRUSTEE'S DEED

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>08-16-2018</u>	
\$ <u>38.25</u>	By <u>JN</u>

RETURN TO:

KNOW ALL MEN BY THESE PRESENTS:

That a Deed of Trust was made and entered into on or about November 30, 2004, by and between Evelyn J. Tiemann, a single person, as Trustor, and CitiFinancial, Inc. (MD), Beneficiary, wherein Michael F. Kivett was named Trustee. This Deed of Trust was recorded December 1, 2004 in the Records of the Register of Deeds of Gage County, Nebraska as Instrument No. 2004-5091.

On or about February 8, 2017, CFNA Receivables (MD), Inc. f/k/a CitiFinancial, Inc. d/b/a CitiFinancial, Inc. (MD), Beneficiary, assigned all of its right, title and beneficial interest in the Deed of Trust to CitiFinancial Servicing, LLC. The Assignment was recorded February 21, 2017, in the office of the Register of Deeds of Gage County, Nebraska, as Instrument No. 2017-505.

On or about February 8, 2017, CitiFinancial Servicing, LLC, Beneficiary, assigned all of its right, title and beneficial interest in the Deed of Trust to Bayview Loan Servicing, LLC. The Assignment was recorded February 21, 2017, in the office of the Register of Deeds of Gage County, Nebraska, as Instrument No. 2017-506.

Camille R. Hawk, Attorney at Law, has been appointed Successor Trustee, pursuant to a Substitution of Trustee filed for record with the Register of Deeds of Gage County, Nebraska. Hereinafter the Successor Trustee, Camille R. Hawk, Attorney at Law, will be referred to as GRANTOR.

The GRANTOR in consideration of **Sixteen Thousand Five Hundred Dollars and No Cents (\$16,500.00)** and other valuable consideration received from **Curtis L. Wollenburg and Laurie A. Wollenburg, husband and wife, as joint tenants with full rights of survivorship**, hereinafter GRANTEES, does hereby grant, bargain, sell, convey and confirm unto GRANTEES the following described real property in Gage County, Nebraska:

Lot 1 and the East 30 feet of Lot 2, Pemberton Block Addition to Beatrice, Gage County, Nebraska

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEES, and to the GRANTEES' successors and assigns forever.

GRANTOR does hereby covenant with the GRANTEES and with the GRANTEES' successors and assigns:

(1) That Evelyn J. Tiemann, a single person, as Trustor, failed to pay the Beneficiary payments which were contractually due, and the GRANTOR, at the request of the Beneficiary, elected to declare the entire unpaid principal balance, together with interest thereon, at once immediately due and payable.

2018-2222

(2) That a Notice of Default was recorded by GRANTOR on May 16, 2018, as Instrument No. 2018-01267, in the records of the Register of Deeds, Gage County, Nebraska. Within ten (10) days thereafter, a copy of the recorded Notice of Default was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. § 76-1008.

(3) That Trustor, Evelyn J. Tiemann, a single person, failed to cure the default referenced in the Notice of Default within 30 days after the recording of the Notice of Default.

(4) That a Notice of Trustee's Sale was executed by GRANTOR. At least twenty (20) days prior to the date of sale, a copy of the Notice of time and place of the Trustee's Sale was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. § 76-1008.

(5) GRANTOR published the Notice of Trustee's Sale, to be held on August 9, 2018 at 10:00 a.m., at the South door of the Gage County Courthouse, 6th and Grant Streets, Beatrice, Gage County, Nebraska, which notice was published in *Beatrice Daily Sun* of Beatrice, Nebraska, once a week for five (5) consecutive weeks, commencing on June 26, 2018, and ending July 24, 2018. The last publication of Notice was at least ten (10) days prior to the Trustee's Sale, held on August 9, 2018, and said sale was not later than thirty (30) days after the last publication of Notice.

(6) GRANTOR conducted the sale of the real property at public auction on August 9, 2018 at or about 10:00 a.m., at the South door of the Gage County Courthouse, 6th and Grant Streets, Beatrice, Gage County, Nebraska. GRANTOR accepted the bid of **Curtis L. Wollenburg and Laurie A. Wollenburg, husband and wife**, in the sum of **Sixteen Thousand Five Hundred Dollars and No Cents (\$16,500.00)** as the highest bid upon said real property. GRANTOR has complied with the requirements of Neb. Rev. Stat. §§ 76-1001 through 76-1018, in the exercise of the sale of the real property described herein at the Trustee's Sale held on August 9, 2018.

This Deed shall operate to convey to the GRANTEES, the GRANTOR'S title and all right, title, interest and claim of the Trustor, and his or her successors in interest and of all persons claiming by, through or under him or her, in and to the above-described real property, including all such right, title, interest and claim in and to such property acquired by the Trustor or his or her successors in interest subsequent to the execution of the Deed of Trust.

This Deed is subject to all easements, restrictions or covenants of record which GRANTOR is not entitled to convey pursuant to Neb. Rev. Stat. § 76-1010(2).

DATED this 10th day of August, 2018.

Camille R. Hawk, Attorney at Law, Successor Trustee.

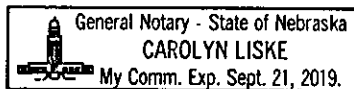
By: Camille R. Hawk

Camille R. Hawk (#20395)
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(402) 330-6300
chawk@valentineotoole.com

STATE OF NEBRASKA]
] ss.
COUNTY OF DOUGLAS]

On this 10th day of August, 2018, before me the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Camille R. Hawk, Attorney at Law, Successor Trustee, and personally known to me to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS my hand and notarial seal the date last aforesaid.



Carolyn Liske, Notary Public