

STATE OF NEBRASKA }
JEFFERSON COUNTY } 2018-01238
Entered in Numerical Index and filed for
Record the 05 day of November A.D. 2018
At 10:53 o'clock AM and recorded in
DEED Record No. 136 Page 58
M. Cynthia Newman, County Clerk

Sharon Ginn

X

Deputy County Clerk
\$16.00 Valentine O'Toole McQuillan Gordon LLP
Pages: 2

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 11/05/18
\$ Ex024 By SG

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TRUSTEE'S DEED

RETURN TO: Forecl. Dept, Valentine O'Toole, LLP, 11240 Davenport Street, P.O. Box 540125, Omaha, NE 68154

KNOW ALL MEN BY THESE PRESENTS:

That a Deed of Trust was made and entered into on or about November 9, 2007, by and between Tracy Garrett, a single person, as Trustor, and Mortgage Electronic Registration Systems, Inc., Beneficiary, wherein Union Bank and Trust Company was named Trustee. This Deed of Trust was recorded November 13, 2007 in the Records of the Register of Deeds of Jefferson County, Nebraska in Book 198 at Page 76.

On or about May 25, 2018, Mortgage Electronic Registration Systems, Inc., Beneficiary, assigned all of its right, title and beneficial interest in the Deed of Trust to Midfirst Bank, a Federally Chartered Savings Association. The Assignment was recorded June 4, 2018, in the office of the Register of Deeds of Jefferson County, Nebraska, in Book 241 at Page 79.

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 Jefferson County, Nebraska. Hereinafter the Successor Trustee, Camille R. Hawk, Attorney at Law, will be referred to as GRANTOR.

The GRANTOR in consideration of **Twenty-Seven Thousand Three Hundred Dollars and No Cents (\$27,300.00)** and other valuable consideration received from **MidFirst Bank, a Federally Chartered Savings Association**, hereinafter GRANTEE, does hereby grant, bargain, sell, convey and confirm unto GRANTEE the following described real property in Jefferson County, Nebraska:

Lot Five (5) and the South Ten Feet of Lot Six (S10' L6), Mendenhall's Second Addition to the City of Fairbury, Jefferson County, Nebraska

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

GRANTOR does hereby covenant with the GRANTEE and with the GRANTEE'S successors and assigns:

(1) That Tracy Garrett, 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.

(2) That a Notice of Default was recorded by GRANTOR on June 29, 2018, in Book 41 at Page 119, in the records of the Register of Deeds, Jefferson 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, Tracy Garrett, 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, originally to be held on September 27, 2018 at 10:00 A.M., at the South steps of the Jefferson County Courthouse, Fairbury, Jefferson County, Nebraska, which notice was published in *The Fairbury Journal-News* of Fairbury, Nebraska, once a week for five (5) consecutive weeks, commencing on August 15, 2018, and ending September 12, 2018. Said sale was postponed on September 27, 2018 to November 1, 2018. The last publication of Notice was at least ten (10) days prior to the Trustee's Sale, originally to be held on September 27, 2018, and postponed to November 1, 2018, and said scheduled 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 November 1, 2018 at or about 10:00 A.M., after being postponed from September 27, 2018, at the South steps of the Jefferson County Courthouse, Fairbury, Jefferson County, Nebraska. GRANTOR accepted the bid of MidFirst Bank, a Federally Chartered Savings Association, in the sum of **Twenty-Seven Thousand Three Hundred Dollars and No Cents (\$27,300.00)** 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 November 1, 2018.

This Deed shall operate to convey to the GRANTEE, 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 2nd day of November, 2018.

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

By: 

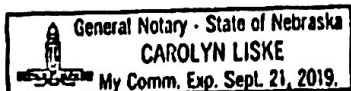
For Camille R. Hawk (#20395)
Walentine O'Toole, LLP
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Omaha, NE 68154-0125
(402) 330-6300
chawk@walentineotoole.com

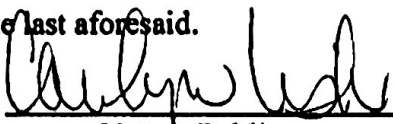
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STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 2nd day of November, 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.




Notary Public