

STATE OF NEBRASKA }
JEFFERSON COUNTY } 2018-00727
Entered in Numerical Index and filed for
Record the 29 day of June A.D. 2018
At 03:09 o'clock PM and recorded in
MISC Record No. 41 Page 119
M. Cynthia Newman, County Clerk
Sharon Ginn
Deputy County Clerk
\$10.00 Valentine O'Toole McQuillan Gordon LLP
Pages: 1

X

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

NOTICE OF DEFAULT

Return to: Forecl. Dept., Valentine O'Toole, L.L.P., 11240 Davenport Street, P.O. Box 540125, Omaha, NE 68154-0125

TO WHOM IT MAY CONCERN:

You are hereby notified that Tracy Garrett, a single person, as Trustor, did on or about November 9, 2007, make, execute and deliver unto Union Bank and Trust Company, Trustee, a Deed of Trust wherein said Trustor conveyed the following-described real property:

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

as security for repayment of a loan which the Trustor obtained from Mortgage Electronic Registration Systems, Inc., Beneficiary of said Deed of Trust which was recorded on November 13, 2007, in the office 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.

[Note: The legal description in the Deed of Trust and Assignment is also known as "Lot Five (5) and the South Ten Feet of Lot Six (S10' L6), Mendenball's Second Addition to the City of Fairbury, Jefferson County, Nebraska," due to scrivener's error, but are indexed against the correct property at the Register of Deeds Office.]

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. ~~341-1117~~

You are further notified that there has occurred a breach of an obligation of the Trustor for which the Trust property was conveyed as security, to-wit, that the Trustor has failed to pay the Beneficiary payments that were contractually due.

You are further notified that if the default breach is not cured within the redemption timeframe allowed for under the Nebraska Trust Deeds Act (Neb. Rev. Stat. §76-1001 to §76-1018), the Beneficiary has elected to and does declare the entire unpaid principal balance, together with interest thereon, at once due and payable, and the Trustee has elected to sell or cause to be sold the real property described in said Deed of Trust to satisfy said obligation.

DATED: 06/29/2018.

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

By:

For

Camille R. Hawk
Camille R. Hawk, Attorney at Law (#20395)
Valentine O'Toole, LLP
11240 Davenport Street, P.O. Box 540125
Omaha, NE 68154-0125
402-330-6300 (phone); 402-330-6303 (fax)
chawk@valentinetool.com
ITS ATTORNEYS

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STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me a notary public by Camille R. Hawk, Attorney at Law, Successor Trustee, on 06-29-2018

Carolyn Liske, Notary Public

