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STATE OF NEBRASKA
JEFFERSON COUNTY
Lettered in Numerical Index and filed for Record the 17 day of June A.D. 2015
At 09:49 o'clock AM and recorded in MISC Record No. 38 Page 16
M. Cynthia Newman, County Clerk

Deputy County Clerk \$10.00 Walentine O'Toole McQuillan Gord

------[SPACE ABOVE THIS LINE FOR RECORDING DATA]------<u>NOTICE OF DEFAULT</u>

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

TO WHOM IT MAY CONCERN:

You are hereby notified that Amber D. Folkers and Hunter L. Folkers, wife and husband, and Noel D. Folkers, a married man, as Trustors, did on or about June 27, 2006, make, execute and deliver unto Fidelity National Title Insurance, Trustee, a Deed of Trust wherein said Trustors conveyed the following-described real property:

The South Half of Lot 4 and all of Lots 5 and 6, Block 5, Original Town of Diller, Jefferson County, Nebraska

as security for repayment of a loan which the Trustors obtained from Mortgage Electronic Registration Systems, Inc., Beneficiary of said Deed of Trust which was recorded on June 28, 2006, in the office of the Register of Deeds of Jefferson County, Nebraska, in Book 192 at Page 61. A Modification Agreement was recorded on January 24, 2014, in the office of the Register of Deeds of Jefferson County, Nebraska, in Book 224 at Page 53.

On or about October 6, 2011, Mortgage Electronic Registration Systems, Inc., Beneficiary, assigned all of its right, title and beneficial interest in the Deed of Trust to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP. The Assignment was recorded October 17, 2011, in the office of the Register of Deeds of Jefferson County, Nebraska, in Book 213 at Page 114.

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.

You are further notified that there has occurred a breach of an obligation of the Trustors for which the Trust property was conveyed as security, to-wit, that the Trustors have 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: Ob 16 2815

Camille R. Hawk, Attorney at Law, Successor Trustee

By:

Camille R. Hawk (#20395)

For Walentine, O'Toole, McQuillan, & Gordon, L.L.P.

11240 Davenport Street, P.O. Box 540125

Omaha, NE 68154-0125

402-330-6300

ITS ATTORNEYS

STATE OF NEBRASKA

) 68.

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me, a notary public by Camille R. Hawk, Attorney at Law, Successor Trustee, on 6 16 15

GENERAL NOTARY - State of Netrasika CINDY J. CAMERION Notary Public

STATE OF NEBRASKA

Notary Public

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