



DEED 2016046236



JUN 15 2016 11:33 P 3

Nebr Doc Stamp Tax
06-15-2016 Date
\$ 535.50
By MB

Fee amount: 22.00
FB: 09-32540
COMP: MB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
06/15/2016 11:33:51.00



2016046236

When recorded, return to:

Brandon R. Tomjack
Baird Holm LLP
1700 Farnam Street
Suite 1500
Omaha, NE 68102

TRUSTEE'S DEED

Brandon R. Tomjack, a member of the Nebraska Bar and duly qualified under Neb. Rev. Stat. § 76-1003 to act as trustee, AS SUCCESSOR TRUSTEE under the deed of trust hereinafter described (herein the "Grantor"), for valuable consideration, hereby grants and conveys to FREEDOM WORSHIP CENTER OMAHA, a Nebraska Non-Profit Corporation (herein the "Grantee"), the following described real estate, together with all improvements thereon:

Lot 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 3, Reeds 3rd Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with all of vacated alley adjoining said lots.

This conveyance is made pursuant to the powers conferred on Grantor by that certain Deed of Trust recorded on January 23, 2007 in the office of the Register of Deeds of Douglas County, Nebraska, as Instrument No. 2007008428 (herein the "Deed of Trust"), wherein Freedom Assembly of God of Omaha, Nebraska, a Nebraska corporation, is the Trustor, Assemblies of God Loan Fund, a Missouri not for profit corporation, is the Beneficiary, and Brandon R. Tomjack is Successor Trustee pursuant to the Substitution of Trustee recorded March 17, 2016 in the office of the Register of Deeds of Douglas County, Nebraska, as Instrument No. 2016019060, wherein the Trustor granted and conveyed to Successor Trustee, on the trust therein expressed, the property above described to secure certain obligations and interest thereon according to the terms thereof; and after the fulfillment of the conditions specified in the Deed of Trust authorizing this conveyance as follows:

(1) Breach and default occurred under the terms of the Deed of Trust in the particulars set forth in the Notice of Default hereinafter referred to, which default continued until the time of sale.

(2) There was filed for record on March 18, 2016 a Notice of Default in the office of the Register of Deeds of Douglas County, Nebraska, as Instrument No. 2016019407, and of election to sell the property to satisfy the obligations secured thereby and thereafter

notice of the filing of the Notice of Default was sent in the statutory manner to all persons entitled to a notice thereof, without limitation, as follows:

(a) Said Notice of Default was sent by certified mail and U.S. mail with postage prepaid with the recording date of such Notice of Default shown thereon to the Trustor on March 21, 2016.

(b) Said Notice of Default was sent by certified mail and U.S. mail with postage prepaid with the recording date of such Notice of Default shown thereon to Grantee, the party currently in possession of the subject property, on March 21, 2016.

(c) Said Notice of Default was sent by certified mail and U.S. mail with postage prepaid with the recording date of such Notice of Default shown thereon to State Farm Fire & Casualty Company on March 21, 2016.

(d) Said Notice of Default was sent by certified mail and U.S. mail with postage prepaid with the recording date of such Notice of Default shown thereon to Jettonic T. Harris on March 21, 2016.

(3) Thereafter the Grantor executed his Notice of Trustee's Sale, stating that he, as Successor Trustee, would sell at public auction to the highest bidder the property hereinbefore described, fixing the time and place of the sale as June 7, 2016 at 9:00 a.m., in the Roskens Room (Room F02) which is the glass enclosed room in the northeast corner of the Food Court on the Farnam Level of the Omaha-Douglas Civic Center, 1819 Farnam Street, Omaha, Nebraska, and caused copies of such notice to be published once a week for five consecutive weeks in The Daily Record, a newspaper printed, published and of general circulation in the County of Douglas, Nebraska. The first date of publication was April 26, 2016, and the last date of publication was May 24, 2016 (at least ten days but not more than thirty days from the date of the sale described herein); thereafter, a copy of the Notice of Trustee's Sale was sent in the statutory manner to all persons entitled to a notice thereof, without limitation, as follows:

(a) Said copy of Notice of Sale was sent by certified mail and U.S. mail with postage prepaid to the Trustor on April 27, 2016, at least twenty days before the date of sale.

(b) Said copy of Notice of Sale was sent by certified mail and U.S. mail with postage prepaid to Grantee, the party currently in possession of the subject property, on April 27, 2016, at least twenty days before the date of sale.

(c) Said copy of Notice of Sale sent by certified mail and U.S. mail with postage prepaid to State Farm Fire & Casualty Company on April 27, 2016, at least twenty days before the date of sale.

(d) Said copy of Notice of Sale sent by certified mail and U.S. mail with postage prepaid to Jettonic T. Harris on April 27, 2016, at least twenty days before the date of sale.

(4) All applicable statutory provisions of the State of Nebraska and the United States of America and all provisions of such Deed of Trust have been complied with as to acts to be performed and notices to be given.

The Successor Trustee (Grantor herein) at the time and place of sale fixed as aforesaid, then and there sold, at public auction, to Grantee, who was the highest bidder therefor, the property hereinbefore described for the sum of \$238,000.00.

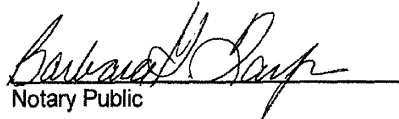
DATED EFFECTIVE AS OF: JUNE 7, 2016.



BRANDON R. TOMJACK
Successor Trustee and Grantor

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

On the 8th day of June, 2016, before me a notary public, personally appeared Brandon R. Tomjack, as Successor Trustee, and acknowledged the execution of the instrument to be his voluntary act and deed.



Notary Public

DOCS/1670533.1

