



NDEF Inst. # 2019054085, Pg: 1 of 3 Rec Date: 07/17/2019 11:42:03.673  
 Fee Received: \$22.00 Electronically Recorded By: LC  
 Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

Return to:  
 Gregory S. Frayser  
 Cline Williams Wright Johnson & Oldfather, LLP  
 233 S. 13th Street, Suite 1900  
 Lincoln, NE 68508

#### NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN of the default of Riverview Properties, L.L.C., a Nebraska limited liability company (the "Trustor"), under a Deed of Trust dated September 11, 2018, in which Trent R. Sidders is the Trustee and Dana Partnership LLP is the Beneficiary, filed for record on September 13, 2018 as Mtg. Inst. #2018073134 in the Records of the Register of Deeds in and for Douglas County, Nebraska.

The property at issue is described as follows:

**Parcel A:** Part of Lots 4, 5, 6, 7 and 12, and all of Lots 9, 10 and 11, and the vacated alley between said lots, in Block 438, part of Lots 2, 7, 15, 19 and 20 and all of Lots 3, 4, 5, 6, 16, 17 and 18, and the vacated alley between said lots, in Block 443, part of Lots 5, 16 and 17, all of Lots 1, 2, 3, 4, 18, 19 and 20, and the vacated alleys between said lots, in Block 448, and that portion of vacated Pine Street and vacated Hickory Street adjoining said lots, all in Grandview, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, described as follows: Beginning at the Southeast corner of said Lot 20, Block 448; thence North 02°16'18" West (assumed bearing), along the East line of said Lots 20 and 1, a distance of 215.00 feet, to the Northeast corner of said Lot 1; thence North 27°52'35" West, along the West right-of-way line of the East Omaha Drainage District, a distance of 76.17 feet; thence South 86°27'20" West, along said right-of-way, a distance of 10.00 feet; thence North 20°40'07" West, along said right-of-way, a distance of 120.00 feet; thence North 86°27'20" East, along said right-of-way, a distance of 20.00 feet; thence North 20°40'07" West, along said right-of-way, a distance of 140.91 feet, said point being 22.20 feet Northwesterly of the South right-of-way of vacated Pine Street, measured along said levy right-of-way; thence North 15°42'06" West, along said right-of-way, a distance of 261.44 feet, to a point 15.00 feet South of the North line of Lot 4, Block 438; thence South 87°24'08" West, along a line 15.00 feet South of and parallel to the North line of said Block 438, a distance of 151.91 feet; thence South 01°16'25" East, along a line 18.00 feet West of the East lines of Lots 7 and 8, Block 438, and an extension of said line, a distance of 239.39 feet, to a point on the center line of vacated Pine Street; thence South 87°38'54" West, a distance of 7.50

Inst. # 2019054085, Pages: 2 of 3

feet; thence South 01°16'25" East, a distance of 31.85 feet, to a point on the Easterly right-of-way line of the Chicago, Burlington and Quincy Railroad; thence Southeasterly, on a 5,818.76 foot radius curve to the left, along the Easterly right-of-way of said railroad, an arc distance of 538.84 feet (said curve has a chord bearing South 18°36'59" East and a chord distance of 538.65 feet); thence North 88°01'43" East, along the South line of Lots 17, 18, 19 and 20, Block 448, a distance of 179.64 feet to the Point of Beginning;

AND

**Parcel B:** That part of Lot 15, in Block 448, in Grandview, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, lying West of said Chicago, Burlington and Quincy Railroad right-of-way, described as follows: Beginning at the Southwest corner of said Lot 15; thence North 01°58'17" West, along the West line of said Lot 15, a distance of 53.64 feet; thence Southwesterly, in a 5,918.77 foot radius curve to the left, an arc distance of 56.76 feet (said curve has a chord bearing of South 21°03'12" East and a chord distance of 56.76 feet); thence South 88°01'43" West, along the South line of said Lot 15, a distance of 18.57 feet to the Point of Beginning (the "Trust Property").

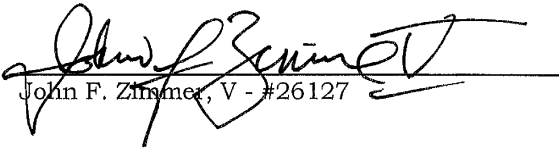
WHEREAS, a breach of an obligation for which the above Trust Property was conveyed as security has occurred, the nature of such breach being the failure of Trustor to make all required payments due under the Promissory Note for which the Deed of Trust was given as security.

The Trustee hereby gives notice of its election to sell or cause to be sold the Trust Property to satisfy, in whole or in part, the remaining principal balance on the Promissory Notes secured thereby plus interest.

Dated this 17th day of July, 2019.

TRENT R. SIDDEERS, Trustee

By: CLINE WILLIAMS  
 WRIGHT JOHNSON & OLDFATHER, LLP  
 233 South 13th Street  
 1900 U.S. Bank Building  
 Lincoln, NE 68508  
 (402) 474-6900

By:   
 John F. Zimmer, V - #26127

Inst. # 2019054085, Pages: 3 of 3

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF LANCASTER )

The foregoing instrument was acknowledged before me on this 17th day of July, 2019, by John F. Zimmer, V, one of the attorneys for the Trustee.



*Diane M. Hilger*  
\_\_\_\_\_  
Notary Public

4841-6971-1500, v. 2