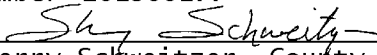


State of Nebraska }  
County of Seward }<sup>ss</sup>  
Filed for record on Jan 16, 2013 at  
12:51 PM and recorded as Instrument  
Number 201300177

  
Sherry Schweitzer, County Clerk  
Fee: \$16.00  
2 page document  
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[RECORDINGS@SOUTHLAW.COM](mailto:RECORDINGS@SOUTHLAW.COM)  
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SOUTH & ASSOCIATES, P.C.  
1823 HARNEY STREET, SUITE 101  
OMAHA, NE 68102  
(402) 342-4644

## APPOINTMENT OF SUCCESSOR TRUSTEE

DATE OF INSTRUMENT: JANUARY 08, 2013

**GRANTOR:** CitiMortgage, Inc.  
and  
Tim D. Fiala and Kim M. Fiala, husband and wife

**GRANTEE:** Edward E. Brink, a member of the Nebraska State Bar Association  
c/o South & Associates, P.C.  
1823 Harney Street, Suite 101  
Omaha, Nebraska 68102

**EFFECTED INSTRUMENT IF APPLICABLE:** Security Instrument recorded August 1, 2006, in Book No. 342, at Page 766

**LEGAL DESCRIPTION (CONTINUED ON NEXT PAGE IF APPLICABLE):**

**Lots 7, 8 and 9, Block 14, Original Town of Garland, Seward County, Nebraska**

File No. 141551

WHEREAS, Tim D. Fiala and Kim M. Fiala, husband and wife, did by a Security Instrument dated August 1, 2006, and recorded on August 1, 2006, in Book No. 342, at Page 766 in the Office of the Recorder of Deeds of Seward County, Nebraska, convey the property to the named Trustee, to secure payment of the described debt, the property being legally described commencing on the first page of this instrument.

WHEREAS, the Security Instrument provides that the lender shall have the power to remove the original trustee or any successor trustee, and to appoint in writing (acknowledged and recorded) a successor to such trustee, who shall succeed to the title and all of the rights and powers of the Original Trustee; and

WHEREAS, the undersigned is the owner and/or holder of the note described and secured by the Security Instrument, and the payee of such debt.

NOW THEREFORE, the undersigned removes Union Bank and Trust Company as Trustee and any other appointed successor trustee duly appointed under the Security Instrument and appoints Edward E. Brink, a member of the Nebraska State Bar Association, c/o South & Associates, P.C., 1823 Harney Street Suite 101, Omaha, Nebraska 68102, as Successor Trustee.

IN WITNESS WHEREOF, CitiMortgage, Inc. has caused this instrument to be signed by its Vice President -Document Control on January 08,, 2013.

CitiMortgage, Inc.

By: Elaine Kornacki 01/08/2013  
Printed Name: Elaine Kornacki  
Vice President - Document Control

STATE OF NEVADA )  
 ) ss.  
COUNTY OF CLARK )

On this 8<sup>th</sup> day of January, 2013, before me appeared Elaine Kornacki, to me personally known, who, being by me duly sworn said that he/she is a Vice President-Documnt Control of CitiMortgage, Inc., and that the instrument was signed on behalf of CitiMortgage, Inc., and he/she acknowledged the instrument to be the free act and deed of the Corporation.

IN TESTIMONY, I have set my hand at my office the day and year last above written.

Michael A. de Hoyos Sr. - 1.8.2013  
Notary Public  
State of Nevada  
County of CLARK

My Commission Expires: May 25, 2016

