



2020-04534

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Deb Houghtaling

Pages: 2

COUNTY CLERK/REGISTER OF DEEDS

By: JB

Submitter: OMAHA NATIONAL TITLE COMPANY

S-File



DEED

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TRUSTEE'S DEED

RETURN TO: Forecl. Dept, Walentine O'Toole, LLP, 11240 Davenport Street, P.O. Box 540125, Omaha, NE 68154

KNOW ALL MEN BY THESE PRESENTS:

That a Deed of Trust was made and entered into on or about November 28, 2017, by and between BettyMac Investments, LLC, a Nebraska Limited Liability Company, as Trustor, and Core Bank, Beneficiary, wherein Core Bank was named Trustee. This Deed of Trust was recorded November 30, 2017 in the Records of the Register of Deeds of Sarpy County, Nebraska as Instrument No. 2017-28828.

Hereinafter the Trustee, Core Bank, will be referred to as GRANTOR.

The GRANTOR in consideration of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)** and other valuable consideration received from **16869 Audrey Street, LLC**, hereinafter GRANTEE, does hereby grant, bargain, sell, convey and confirm unto GRANTEE the following described real property in Sarpy County, Nebraska:

Lot 1, Harrison Woods Replat Four, a Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE, and to the GRANTEE'S successors and assigns forever.

GRANTOR does hereby covenant with the GRANTEE and with the GRANTEE'S successors and assigns:

(1) That BettyMac Investments, LLC, a Nebraska Limited Liability Company, as Trustor, failed to pay the Beneficiary payments which were contractually due, and the GRANTOR, at the request of the Beneficiary, elected to declare the entire unpaid principal balance, together with interest thereon, at once immediately due and payable.

(2) That a Notice of Default was recorded by GRANTOR on November 20, 2019, as Instrument No. 2019-29021, in the records of the Register of Deeds, Sarpy County, Nebraska. Within ten (10) days thereafter, a copy of the recorded Notice of Default was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. § 76-1008.

(3) That Trustor, BettyMac Investments, LLC, a Nebraska Limited Liability Company, failed to cure the default referenced in the Notice of Default within 30 days after the recording of the Notice of Default.

(4) That a Notice of Trustee's Sale was executed by GRANTOR. At least twenty (20) days prior to the date of sale, a copy of the Notice of time and place of the Trustee's Sale was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. § 76-1008.

(5) GRANTOR published the Notice of Trustee's Sale, to be held on February 13, 2020 at 9:00 a.m., at the in the hallway outside Courtroom #2 of the Sarpy County Courthouse, Hall of Justice Building, 1210 Golden Gate Drive, Papillion, Sarpy County, Nebraska, which notice was published in *The Papillion Times* of Bellevue, Nebraska, once a week for five (5) consecutive weeks, commencing on January 1, 2020, and ending January 29, 2020. The last publication of Notice was at least ten (10) days prior to the Trustee's Sale, held on February 13, 2020, and said sale was not later than thirty (30) days after the last publication of Notice.

(6) GRANTOR conducted the sale of the real property at public auction on February 13, 2020 at or about 9:00 a.m., at the in the hallway outside Courtroom #2 of the Sarpy County Courthouse, Hall of Justice Building, 1210 Golden Gate Drive, Papillion, Sarpy County, Nebraska. GRANTOR accepted the bid of **16869 Audrey Street, LLC**, in the sum of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)** as the highest bid upon said real property. GRANTOR has complied with the requirements of Neb. Rev. Stat. §§ 76-1001 through 76-1018, in the exercise of the sale of the real property described herein at the Trustee's Sale held on February 13, 2020.

This Deed shall operate to convey to the GRANTEE, the GRANTOR'S title and all right, title, interest and claim of the Trustor, and his or her successors in interest and of all persons claiming by, through or under him or her, in and to the above-described real property, including all such right, title, interest and claim in and to such property acquired by the Trustor or his or her successors in interest subsequent to the execution of the Deed of Trust.

This Deed is subject to all easements, restrictions or covenants of record which GRANTOR is not entitled to convey pursuant to Neb. Rev. Stat. § 76-1010(2).

DATED this 14 day of February, 2020.

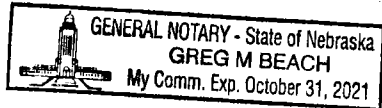
Core Bank, Trustee.

By: [Signature]
Name: S Michael Fedmussen
Its Executive Vice President

STATE OF NEBRASKA]
] ss.
COUNTY OF DOUGLAS]

On this 14 day of February, 2020, before me the undersigned, a Notary Public duly commissioned and qualified for said county, personally came S Michael Fedmussen, Executive Vice President (name and title) for Core Bank, and personally known to me to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be the voluntary act and deed of such person and said organization.

WITNESS my hand and notarial seal the date last aforesaid



[Signature]
Notary Public Greg Beach