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NEBRASKA DOCUMENTARY  
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2012-09296

03/30/2012 8:43:07 AM

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*Lloyd J. Douding*

By: jsatterfie

REGISTER OF DEEDS



DEED

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**TRUSTEE'S DEED**

RETURN TO: Foreclosure Dept, Valentine, O'Toole, McQuillan & Gordon, 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 December 9, 2005, by and between John A. Skokan and Tiffany R. Skokan, as husband and wife, as Trustors, and Mortgage Electronic Registration Systems, Inc., Beneficiary, wherein First American Title Insurance Company was named Trustee. This Deed of Trust was recorded December 13, 2005 in the Records of the Register of Deeds of Sarpy County, Nebraska as Instrument No. 2005-45931.

On or about October 31, 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 November 3, 2011, in the office of the Register of Deeds of Sarpy County, Nebraska, as Instrument No. 2011-27421.

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 Sarpy County, Nebraska. Hereinafter the Successor Trustee, Camille R. Hawk, Attorney at Law, will be referred to as GRANTOR.

The GRANTOR in consideration of **Two Hundred Sixty-Three Thousand Two Hundred Fifty Dollars and No Cents (\$263,250.00)** and other valuable consideration received from **Federal National Mortgage Association**, hereinafter GRANTEE, does hereby grant, bargain, sell, convey and confirm unto GRANTEE the following described real property in Sarpy County, Nebraska:

Lot 172, Bellbrook, 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 John A. Skokan and Tiffany R. Skokan, as husband and wife, as Trustors, 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.

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(2) That a Notice of Default was recorded by GRANTOR on December 15, 2011, as Instrument No. 2011-31958, 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 Trustors, John A. Skokan and Tiffany R. Skokan, as husband and wife, 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 March 1, 2012 at 9:00 A.M., at the inside the Southwest door entrance to the Sarpy County Courthouse, Hall of Justice Building, 1210 Golden Gate Drive, in the City of Papillion, Sarpy County, Nebraska, which notice was published in *The Papillion Times* of Papillion, Nebraska, once a week for five (5) consecutive weeks, commencing on January 18, 2012, and ending February 15, 2012. The last publication of Notice was at least ten (10) days prior to the Trustee's Sale, held on March 1, 2012, 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 March 1, 2012 at or about 9:00 A.M., at the inside the Southwest door entrance to the Sarpy County Courthouse, Hall of Justice Building, 1210 Golden Gate Drive, in the City of Papillion, Sarpy County, Nebraska. GRANTOR accepted the bid of **Federal National Mortgage Association**, in the sum of **Two Hundred Sixty-Three Thousand Two Hundred Fifty Dollars and No Cents (\$263,250.00)** 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 March 1, 2012.

This Deed shall operate to convey to the GRANTEE, the GRANTOR'S title and all right, title, interest and claim of the Trustors, and their successors in interest and of all persons claiming by, through or under them, in and to the above-described real property, including all such right, title, interest and claim in and to such property acquired by the Trustors or their 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 27 day of March, 2012.

Camille R. Hawk, Attorney at Law, Successor Trustee.

By: 

Camille R. Hawk (#20395)


For Valentine, O'Toole, McQuillan & Gordon  
11240 Davenport Street  
P.O. Box 540125  
Omaha, NE 68154-0125  
(402) 330-6300

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STATE OF NEBRASKA     ]  
                                  ] ss.  
COUNTY OF DOUGLAS    ]

On this 27 day of March, 2012, before me the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Camille R. Hawk, Attorney at Law, Successor Trustee, 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 her voluntary act and deed.

WITNESS my hand and notarial seal the date last aforesaid.

  
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Notary Public

