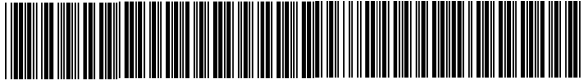


DEED 2017061955



AUG 08 2017 08:51 P 2

Nebr Doc Stamp Tax
08-08-2017 Date
\$ Ex024
By AH

Fee amount: 16.00
FB: 01-13760
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
08/08/2017 08:51:15.00



2017061955

After recording, please return to:

Elizabeth A. Sevcik, #24142
CROKER, HUCK, KASHER, DeWITT,
ANDERSON & GONDERINGER, L.L.C.
2120 South 72nd Street, Suite 1200
Omaha, Nebraska 68124

TRUSTEE'S DEED

ROBERT J. KIRBY, Trustee, does hereby grant and convey, without any covenant or warranty, express or implied, to RONALD GRAEVE (hereinafter called "Grantee"), the following described property:

Lots 12 ½, 13, 14 and 15, Glenwood Heights, as surveyed, platted and recorded in Omaha, Douglas County, Nebraska, commonly known as 3814, 3818, 3828 Ames Avenue, Omaha, Nebraska

together with all the hereditaments and appurtenances thereunto belonging.

To have and to hold the above-described property unto the Grantee, its successors and assigns.

This conveyance is made pursuant to the powers conferred on the Trustee by that certain Deed of Trust executed by Tia Love, as Trustor, which Deed of Trust was recorded May 26, 2010, in the Office of the Register of Deeds of Douglas County, Nebraska as Instrument No. 2010045258 with Ronald Graeve, as Beneficiary (the "Deed of Trust").

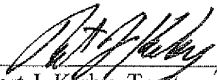
Default has occurred under the terms of the Deed of Trust and the obligations secured thereby, as more particularly set forth in the Notice of Default recorded May 23, 2017, in the office of the Register of Deeds of Douglas County, Nebraska, as Instrument No. 2017039343 (the "Notice of Default"). On May 25, 2017, copies of the recorded Notice of Default were mailed by certified mail, postage prepaid, to all parties entitled to such notice.

After the lapse of not less than one (1) month, from the date of recording of the Notice of Default and in compliance with the terms of the Deed of Trust, a Notice of Trustee's Sale was duly published in The Daily Record, a newspaper having general circulation in Douglas County, Nebraska, for five consecutive weeks on June 29, 2017, July 6, 2017, July 13, 2017, July 20, 2017, and July 27, 2017, stating that the above-described property would be sold at public auction to the highest bidder for cash at the Roskens Room (Room F02) in the northeast corner of the Food Court, Farnam Level of the Omaha-Douglas Civic Center, located at 1819 Farnam Street, Omaha, Nebraska on the Monday, August 7, 2017 at 11 o'clock a.m. On July 10, 2017, copies of the Notice of Trustee's Sale were mailed by certified mail, postage prepaid, to those parties entitled to such notice.

All applicable statutory provisions of the Nebraska Trust Deeds Act, and all provisions of the Deed of Trust have been complied with as to the acts to be performed and notices to be given.

The above-described property was sold at public auction at the time and place of said sale fixed as aforesaid, to said Grantee, being the highest bidder at said sale, for the sum of Sixty-Five Thousand Dollars and No Cents (\$65,000.00).

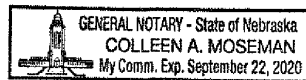
IN WITNESS WHEREOF, Trustee, has executed this deed on this 7TH day of August, 2017.




Robert J. Kirby, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 7th day of August, 2017, by Robert J. Kirby, Trustee.





Notary Public

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