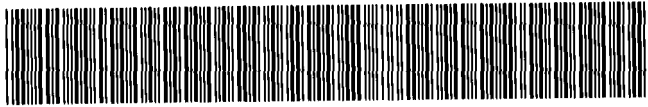


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 FEE 16.00 FB 44-12280
 BKP _____ C/O _____ COMP SW
 DEL SW SCAN _____ FV _____

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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 7/24/2017 13:16:31.54



2017057421

RUSH

NOTICE OF DEFAULT

Notice is hereby given that **Thinh D. Nguyen**, ("Trustor"), whose last known mailing address was 3460 South 82 St, Apt. 4, Omaha, NE 68124, under Deed of Trust dated October 23, 2012, recorded as Instrument No. 2012 108192 on the Mortgage records of the Register of Deeds of Douglas County, Nebraska, under which **Richard J. Henkenius**, a member of the Nebraska Bar Association is ("Trustee"), whose mailing address is 209 South 19th St., Suite 525, Omaha, NE 68102-1705, and **Ronald L. Pfeifer**, a single man, is ("Beneficiary"), whose mailing address is 202 South highway 183, Pisgah, Iowa 51564 which Deed of Trust is a first lien on property located in Douglas County, Nebraska, to-wit:

The South 19.50 feet of Lot 4, Block 33, Florence, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

("the Property") which has a street address of 8512 North 30 St., Omaha, NE 68112, has breached his obligations under said Deed of Trust.

The nature of such breach is as follows: Failure to make payments under the Deed of Trust when due, and to pay real estate taxes due and delinquent.

On account of such breach, Beneficiary under such Agreement has elected to accelerate the total amount due under said Deed of Trust and to sell or cause the sale of the above described property and to terminate said Deed of Trust.

The Notice will be assumed to be valid unless the aforesaid Trustor notifies the undersigned in writing that you dispute the rights of the Beneficiary under the Deed of

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