



RECORDER'S USE ONLY ABOVE THIS LINE

Recording Requested by/Return to: ANDREW ROSS, ANDREW ROSS, 1840 Meadow Lark Circle, LINCOLN, NE 68521

TS No 10-0089484

TSG No.: 11-6-215479-08

TRUSTEE'S DEED

RECONTRUST COMPANY, N.A., 4500 Amon Carter Blvd, Fort Worth, TX 76155, Mail Code: TX-979-02-10, hereinafter referred to as Grantor, as [successor] Trustee under the Trust Deed hereinafter described, for valuable consideration, hereby grants and conveys to ANDREW ROSS, Grantee, without any covenant or warranty, expressed or implied, all of the following described real estate.

LOT TWO (2), BLOCK FOUR (4), HIGHLANDS TOWNHOMES, LANCASTER COUNTY, NEBRASKA.

This conveyance is made pursuant to the powers conferred by a Trust Deed with power of sale filed for record on August 11, 2008, as Document number 2008037902, in the records of Lancaster County, Nebraska wherein ANNETTE BALTZ AND NICHOLAS BALTZ, AS WIFE AND HUSBAND is Trustor, and FIRST NATIONAL BANK OF OMAHA is originally named Beneficiary, wherein the Trustor granted and conveyed to the Trustee, on the trust therein expressed, the property above described to secure, among other obligations, payment of the indebtedness and after the fulfillment of the conditions specified in the Trust Deed authorizing this conveyance as follows:

- (1) Breach and default were made under the terms of the Trust Deed in the particular set forth in the notice of default hereinafter referred to, which default continued until the time of the sale.
- (2) There was filed for record on 08/12/2010, instrument No. 2010033923, a notice of default in the Register of Deeds of Lancaster County, Nebraska, and of election to sell the property to satisfy the obligations secured thereby and thereafter notice of the filing of the notice of default was sent in the statutory manner to all persons entitled to a notice thereof.
- (3) That thereafter the Grantor executed its notice of Trustee's sale, stating that it, as Trustee, would sell at public auction to the highest bidder the property hereinbefore described, fixing the time and place of the sale as September 24, 2012 at the at the East door of the Lancaster County Justice & Law Enforcement Center, 575 S. 10TH Street, Lincoln, NE and caused copies of such notice to be published once a week for five consecutive weeks in Daily Reporter (NE), a legal daily newspaper printed, published and of general circulation in the County of Lancaster, Nebraska, the first date of publication was August 15, 2012, and the last day of publication was September 12, 2012; notice of

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such Trustee sale was sent to the Trustors and all persons entitled to notice thereof in accordance with applicable law.

- (4) All applicable statutory provisions of the State of Nebraska and the United States of America and all provisions of such Trust Deed have been complied with as to acts to be performed and notices to be given.

The Trustee at the time and place of sale fixed as aforesaid, then and there sold, at public auction, to Grantee, who was the highest bidder therefore, the property hereinbefore described for the sum of \$104,000.00.

Date: 10-2-12

By. RECONTRUST COMPANY, N.A.

Stephanie Y. King 10.2.12

Stephanie Y. King

AVP

STATE OF Texas
COUNTY OF Tarrant

On 10-2-12, before me Kanetta Denise Edwards, personally appeared Stephanie Y. King AVP, known to me (or proved to me on the oath of — or through —) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL

Kanetta Denise Edwards
Notary Public's Signature

