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TRUSTEE'S DEED

RETURN TO: Forecl Dept, Walentne, O'Toole, McQuillan & Gordon, L.L.P., 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 May 17, 2007, by and between Shane J. Edic and Katie A. Edic, as husband and wife, as Trustors, and Mortgage Electronic Registration Systems, Inc., Beneficiary, wherein Union Bank and Trust Company was named Trustee. This Deed of Trust was recorded May 24, 2007 in the Records of the Register of Deeds of Lancaster County, Nebraska as Instrument No. 2007025708.

On or about October 6, 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 7, 2011, in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2011049115.

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

The GRANTOR in consideration of **One Hundred Forty-Four Thousand Seven Hundred Twenty-Three Dollars and Thirty Cents (\$144,723.30)** 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 Lancaster County, Nebraska:

Lot Fifty (50), Lakeside Village Third Addition, Lincoln, Lancaster 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 Shane J. Edic and Katie A. Edic, as husband and wife, as Trustors, failed to pay the Beneficiary payments which were contractually due, and the GRANTOR, at the request

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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 February 24, 2012, as Instrument No. 2012008787, in the records of the Register of Deeds, Lancaster 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, Shane J. Edic and Katie A. Edic, 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 April 2, 2013 at 9:00 a.m., inside the East door of the Lancaster County Courthouse, Justice and Law Enforcement Center (10th St. entrance), 575 S. 10th St., in the City of Lincoln, Lancaster County, Nebraska, which notice was published in *The Daily Reporter* of Lincoln, Nebraska, once a week for five (5) consecutive weeks, commencing on February 22, 2013, and ending March 22, 2013. The last publication of Notice was at least ten (10) days prior to the scheduled Trustee's Sale of April 2, 2013, and said scheduled sale date 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 May 7, 2013 at or about 9:00 a.m., subsequent to being postponed from the scheduled and published sale date of April 2, 2013, inside the East door of the Lancaster County Courthouse, Justice and Law Enforcement Center (10th St. entrance), 575 S. 10th St., in the City of Lincoln, Lancaster County, Nebraska. GRANTOR accepted the bid of **Federal National Mortgage Association**, in the sum of **One Hundred Forty-Four Thousand Seven Hundred Twenty-Three Dollars and Thirty Cents (\$144,723.30)** 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 May 7, 2013.

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 14 day of May, 2013.

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

By: _____



Camille R. Hawk (#20395)

For Walentine, O'Toole, McQuillan & Gordon,
L.L.P.

11240 Davenport Street

P.O. Box 540125

Omaha, NE 68154-0125

(402) 330-6300

STATE OF NEBRASKA]
] ss.
COUNTY OF DOUGLAS]

On this 14 day of May, 2013, 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.



Cindy J. Cameron
Notary Public