



NDEF Inst. # 2018037989, Pg: 1 of 2 Rec Date: 05/18/2018 14:50:20.923

Fee Received: \$16.00 Electronically Recorded By: MB

Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

Upon Recording Return To:

Gregory S. Prayser
Cline Williams Wright Johnson & Oldfather, L.L.P.
233 S 13th Street, Suite 1900
Lincoln, NE 68508

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN of the default of Century-Omaha Land, LLC, a South Dakota limited liability company ("Trustor"), under a Deed of Trust dated January 5, 2012, in which Jim Headid was named Trustee and Black Hills Industries, Inc., a South Dakota corporation was named Beneficiary and filed for record November 14, 2016 as Instrument No. 2016094899 in the Office of the Register of Deeds of Douglas County, Nebraska (the "Deed of Trust"). A Substitution of Trustee executed May 18, 2018 and filed for record on May 18, 2018 named Gregory S. Frayser the Substitution Trustee under the Deed of Trust.

The property of the Trust is described as follows:

Lot Three (3), Lawnfield Replat No. 3, an Administrative Subdivision of the City of Omaha, Douglas County, Nebraska; Lot One (1), Lawnfield Replat No. 4, an Administrative Subdivision of the City of Omaha, Douglas County, Nebraska; and an easement for access as more particularly described in Declaration of Reciprocal Easement filed January 26, 2006, as instrument No. 2006-009302

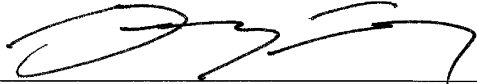
NOTICE IS FURTHER GIVEN THAT an Event of Default under the Promissory Note for which the above Trust Property was conveyed as security has occurred, the nature of such Event of Default being more particularly described as follows: failure to make all payments due thereunder and failure to comply with all covenants, obligations, and promises made under the Promissory Note, Deed of Trust, and related loan documents.

NOTICE IS FURTHER GIVEN that by reason of such Event of Default, the Substitute Trustee has elected to sell or cause to be sold the Trust Property to satisfy the Indebtedness under the Promissory Note.

Dated this 18th day of May, 2018.

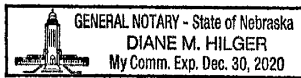
GREGORY S. FRAYSER, Substitute Trustee
Beneficiary

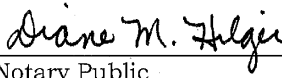
By: CLINE WILLIAMS
WRIGHT JOHNSON & OLDFATHER, LLP
233 South 13th Street
1900 U.S. Bank Building
Lincoln, NE 68508
(402) 474-6900

By: 
Gregory S. Frayser - #24400

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on this 18th day of May, 2018, by Gregory S. Frayser, one of the attorneys for the Trustee.




Notary Public