



NDEF Inst. # 2018053748, Pg: 1 of 2 Rec Date: 07/10/2018 12:10:42.997
Fee Received: \$16.00 Electronically Recorded By: AH
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

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NOTICE OF DEFAULT

Return to: Forecl. Dept., Valentine O'Toole, LLP, 11240 Davenport Street, P.O. Box 540125, Omaha, NE 68154-0125

TO WHOM IT MAY CONCERN:

You are hereby notified that Century-Omaha Land, LLC, a South Dakota Limited Liability Company, as Trustor, did on or about May 31, 2011, make, execute and deliver unto Great Western Bank, Trustee, a Deed of Trust wherein said Trustor conveyed the following-described real property:

Parcel 1: Lot 3, in Lawnfield Replat No. 3, an Administrative Subdivision of the City of Omaha, in Douglas County, Nebraska

AND

Parcel 2: Lot 1, Lawnfield Replat 4, an Administrative Subdivision in the City of Omaha, in Douglas County, Nebraska

AND

Parcel 3: Easement for Access as more particularly described in Declaration of Reciprocal Easement filed January 26, 2006, as Instrument No. 2006-009302

as security for repayment of a loan which the Trustor obtained from Great Western Bank. Beneficiary of said Deed of Trust which was recorded on June 22, 2011, in the office of the Register of Deeds of Douglas County, Nebraska, as Instrument No. 2011052690. Said Deed of Trust was modified by a Loan Modification Agreement filed April 25, 2012 as Instrument No. 2012039280 of the Records of Douglas County, Nebraska, a Second Loan Modification Agreement filed July 2, 2012, as Instrument No. 2012063735 of the Records of Douglas County, Nebraska, a Third Loan Modification Agreement filed September 4, 2012 as Instrument No. 2012087697 of the Records of Douglas County, Nebraska, and a Fourth Loan Modification Agreement filed April 19, 2013 as Instrument No. 2013038642 of the Records of Douglas County, Nebraska.

You are further notified that there has occurred a breach of an obligation of the Trustor for which the Trust property was conveyed as security, to-wit, that the Trustor has failed to pay the Beneficiary payments that were contractually due.

You are further notified that if the default breach is not cured within the redemption timeframe allowed for under the Nebraska Trust Deeds Act (Neb. Rev. Stat. §76-1001 to §76-1018), the Beneficiary has elected to and does declare the entire unpaid principal balance, together with interest thereon, at once due and payable, and the Trustee has elected to sell or cause to be sold the real property described in said Deed of Trust to satisfy said obligation.

DATED: 07/10/2018.

Great Western Bank, Trustee.

By:

For

Camille R. Hawk, Attorney at Law (#20395)
Valentine O'Toole, LLP
11240 Davenport Street, P.O. Box 540125
Omaha, NE 68154-0125
402-330-6300 (phone); 402-330-6303 (fax)
chawk@valentincotoole.com
ITS ATTORNEYS

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a notary public by Camille R. Hawk, Attorney at Law for the Trustee, on July 10, 2018.



Benita D. Foley
Notary Public

