

STATE OF NEBRASKA) SS 2019-00336
YORK COUNTY)

This instrument was filed for record on
Feb 22, 2019 at 9:44 o'clock

A M and duly recorded in Book
63 of GENERAL Page 198

Fee \$ 10.00 1 pg

Kally Turner County Clerk

Return to: Guenzel
1227 Lincoln Mall
Lincoln NE 68508

**NOTICE OF
DEFAULT**

Please return to:
Steven E. Guenzel
1227 Lincoln Mall
Lincoln, NE 68508

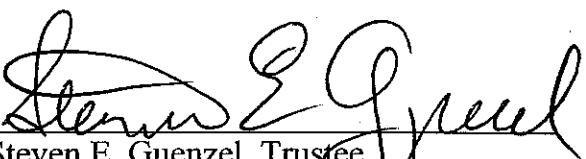
Trustee: Steven E. Guenzel, Trustee, #15677
Trustee Address: 1227 Lincoln Mall, Lincoln, NE 68508
Trutor: Sandra Murphy
Trutor Address: 108 West 5th St., York, NE 68467
In re: Document Book 40 Page 432
Legal Description: The West 60'6" of Lot 10, Block 60, Original Town, now City of York, in York County, Nebraska, (commonly known as 108 West 5th St., York, Nebraska).

The undersigned, being the Trustee under a Trust Deed filed for record in the records of York County, Nebraska, by Sandra Murphy, a single person, as Trutor, in which Ken Keber and Katie Keber are named as Beneficiaries, hereby gives notice that a breach of an obligation for which the trust property was conveyed as security has occurred, and the nature of such breach is the Trutor's failure to make debt payments as they became due. The current lawful holder of the promissory note is Ken Keber and Katie Keber. You are hereby notified that because of such default, the indebtedness secured by said Trust Deed is accelerated. You are further notified that because of such default, the undersigned has elected to sell or cause to be sold the trust property to satisfy the obligations under the Trust Deed; the trust property being legally described above;

After the lapse of not less than 1 month, the trustee or the attorney for the trustee shall give notice of sale.

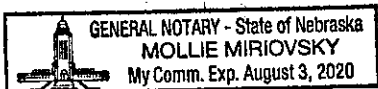
This communication is an attempt to collect a debt and any information obtained may be used for this purpose. The commencement of the foreclosure action does not affect the rights set forth in the initial demand letter.

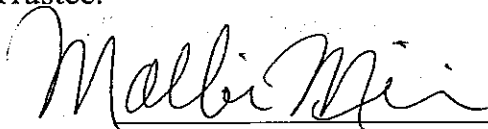
Executed this 20th day of February, 2019.


Steven E. Guenzel, Trustee

STATE OF NEBRASKA)
) SS:
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on the 20 day of February, 2019, by Steven E. Guenzel, Trustee.




Notary Public