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MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

PLEASE MAIL ORIGINAL TO:  
UNITED EQUITY, LLC  
PO BOX 5946  
LINCOLN, NE 68505

## TRUSTEE'S DEED UNDER SALE

**DATE OF INSTRUMENT: July 17, 2018**

**GRANTOR: Edward E. Brink  
Successor Trustee  
c/o SouthLaw, P.C.  
10855 W Dodge Road Suite 230  
Omaha, NE 68154**

**GRANTEE: United Equity, LLC  
PO Box 5946  
Lincoln, NE 68505**

**LEGAL DESCRIPTION: Lot 1, Block 2, Evandale Estates First Addition, Waverly, Lancaster County, Nebraska (the "Property")**

A Deed of Trust was made and entered into on or about August 28, 2009, by and between Morris H Bishay and Faten Z Bishay, as Trustor(s), and Mortgage Electronic Registration Systems, Inc., as nominee for Lincoln Federal Savings Bank, its successors and assigns, which Deed of Trust was recorded on September 8, 2009, as Document No. 2009049323 in the records of the Register of Deeds of Lancaster County, Nebraska.

Edward E. Brink, was appointed successor trustee pursuant to an Appointment of Successor Trustee which was recorded on May 7, 2018 in the records of the Register of Deeds of Lancaster County, Nebraska.

File No. 208238



EVAES1

Edward E. Brink, Successor Trustee, referred to as Grantor, in consideration of \$254,100.00 and other valuable consideration received from United Equity, LLC, does grant, bargain, sell, convey and confirm unto United Equity, LLC, the following described real property in Lancaster County, Nebraska:

**Lot 1, Block 2, Evandale Estates First Addition, Waverly, Lancaster County, Nebraska**

commonly known as 10120 North 149th Street, Waverly, NE 68462.

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances belonging unto United Equity, LLC, forever.

GRANTOR makes the following covenants with United Equity, LLC:

1. Morris H Bishay and Faten Z Bishay, as Trustor(s), failed to pay the payments which were contractually due, and the Grantor, elected to declare the entire unpaid principal balance, together with interest at once immediately due and payable.
2. A Notice of Default was recorded by Grantor on May 7, 2018, in the records of the Register of Deeds of Lancaster County, Nebraska, as Instrument 2018016818. Within 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 the Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008 (Reissue 2003).
3. Morris H Bishay and Faten Z Bishay failed to cure the default referenced in the Notice of Default within thirty (30) days after recording of the Notice of Default.
4. A Notice of Trustee's Sale was executed by Grantor. At least 20 days prior to the scheduled 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 the Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008 (Reissue 2003).
5. Grantor published the Notice of Trustee's Sale, which was held on July 17, 2018 at 3:00 PM, at the East Door of the Lancaster County Courthouse, Lincoln, Lancaster County, Nebraska, which Notice was published in Lincoln Journal Star, once a week for 5 consecutive weeks, commencing on June 7, 2018. The last publication was at least 10 days prior to the scheduled Trustee's Sale of July 17, 2018, and the scheduled sale date was not later than 30 days after the last publication of Notice.
6. Grantor conducted the sale, through his attorney, of the real property at public auction on July 17, 2018 at or about 3:00 PM, at the East Door of the Lancaster County Courthouse, Lincoln, Lancaster County, Nebraska. Grantor accepted the bid of United Equity, LLC, in the sum of \$254,100.00 as the highest bid upon the real property. The Grantor has complied with the requirements of Neb. Rev. Stat. §76-1001 through §76-1018 (Reissue 2003), in the exercise of the sale of the real property described above at the trustee's Sale that was scheduled and published to be held, and actually conducted, on July 17, 2018.

This Deed shall operate to convey to the Grantee, United Equity, LLC, the grantor's title and all right, title, interest and claim of the Trustor(s), and his or her successors in interest and of all persons claiming by, through and under him or her, in and to the above-described real property, including all such right, title, interest and claim in and to such property acquired by the Trustor(s) or his or her 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

