

(Space above reserved for Recorder of Deeds certification)

Recording requested by/Return to: EQUITABLE BANK 10855 W Dodge Rd # 110, Omaha, NE 68154

**TITLE OF DOCUMENT:** Notice of Default


**DATE OF DOCUMENT:** 4-16-2018

**GRANTOR(S):** Equitable Bank

**GRANTOR(S) ADDRESS:** 10855 West Dodge Road, Suite 110  
Omaha, NE 68154

**GRANTEE(S):** Nebraska Building Group, Inc.

**GRANTEE(S) ADDRESS:** 5030 South 135<sup>th</sup> Street, Omaha, Nebraska 68137

**REFERENCE:** Instrument No. ~~2017062225~~ 2017101896   
and 2017061432

**LEGAL DESCRIPTION:**

THE WEST 321 FEET OF THE EAST 354 FEET OF THE NORTH 407  
FEET OF THE EAST ONE-HALF OF SOUTHEAST QUARTER OF  
SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> P.M.,  
AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY,  
NEBRASKA.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE  
SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION 19, TOWNSHIP 15  
NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> P.M. IN DOUGLAS COUNTY,  
NEBRASKA, ACQUIRED BY DOUGLAS COUNTY, NEBRASKA IN THE  
WARRANTY DEED RECORDED ON DECEMBER 31, 2003, AS  
INSTRUMNET NO. 2003249736 IN THE OFFICE OF THE REGISTER OF  
DEEDS OF DOUGLAS COUNTY, NEBRASKA, BEING MORE

**RUSH**

PARTICULARLY DESCRIBED AS FOLLOWS: COMMNECING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 87°21'23" WEST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 192<sup>ND</sup> STREET BEING THE POINT OF BEGINNING; THENCE SOUTH 2°37'50" EAST ALONG SAID RIGHT-OF-WAY LINE, 406.99 FEET; THENCE SOUTH 87°21'23" WEST 17.00 FEET; THENCE NORTH 2°37'50" WEST ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER, 407.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 87°21'23" EAST LONG SAID NORTH LINE, 17.00 FEET TO THE POINT OF BEGINNING.

### **NOTICE OF DEFAULT**

The undersigned, being the Trustee under a Trust Deed filed for record in the records of Douglas County, Nebraska, by Nebraska Building Group, Inc., a Nebraska corporation, as Trustor, in which Equitable Bank is named Beneficiary, 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 Trustor's failure to make debt payments as they became due. The current lawful holder of the promissory note is Equitable Bank. 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 commencing on the cover page of this instrument and incorporated as if fully set forth herein and commonly known as: 5030 South 135th Street, Omaha, Nebraska 68137.

After the lapse of not less than one (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 as set forth in the initial demand letter.**

DATED 4-16-2018 .

Trustee,

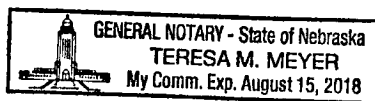


---

Adam Lammer, Vice-President  
Equitable Bank  
Suite 110  
10855 West Dodge Road  
Omaha, Nebraska 68154  
(402) 827-8100

STATE OF NEBRASKA                    )  
  ) ss.  
COUNTY OF DOUGLAS                )

The forgoing instrument was acknowledged before me, a notary public, by Adam Lammers, Vice-President of Equitable Bank, Trustee, on the 16<sup>th</sup> day of April, 2018, 2018.



Teresa M. Meyer  
Notary Public