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MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

## TRUSTEE'S DEED UNDER SALE

**DATE OF INSTRUMENT: November 1, 2016**

**GRANTOR: Edward E. Brink  
Successor Trustee  
c/o SouthLaw, P.C.  
1085 W. Dodge Road Suite 230  
Omaha NE 68154**

**GRANTEE: CKR Properties, LLC  
2033 S. 33rd St.  
Lincoln, NE 68506**

**LEGAL DESCRIPTION: Lot Two (2), Block Four (4), Houtz and Baldwin's Subdivision of the West Half of the Northwest Quarter of the Southwest Quarter (W1/2 NW1/4 SW1/4) of Section Nineteen (19), Township Ten (10) North, Range Seven (7) East of the 6th P.M., Lincoln, Lancaster County, Nebraska. (the "Property")**

A Deed of Trust was made and entered into on or about March 31, 2014, by and between Starlett D. Brooks and Raynard Brooks, as Trustor(s), and Mortgage Electronic Registration Systems, Inc., as nominee for Premier Lending Alliance its successors and assigns, which Deed of Trust was recorded on April 2, 2014, Document No. 2014011012 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 August 22, 2016 in the records of the Register of Deeds of Lancaster County, Nebraska.



Edward E. Brink, Successor Trustee, referred to as Grantor, in consideration of \$72,100.00 and other valuable consideration received from CKR Properties, LLC, does grant, bargain, sell, convey and confirm unto CKR Properties, LLC, the following described real property in Lancaster County, Nebraska:

**Lot Two (2), Block Four (4), Houtz and Baldwin's Subdivision of the West Half of the Northwest Quarter of the Southwest Quarter (W1/2 NW1/4 SW1/4) of Section Nineteen (19), Township Ten (10) North, Range Seven (7) East of the 6th P.M., Lincoln, Lancaster County, Nebraska.**

commonly known as 2825 T Street, Lincoln, NE 68503.

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

GRANTOR makes the following covenants with CKR Properties, LLC:

1. Starlett D. Brooks and Raynard Brooks, 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 August 23, 2016, in the records of the Register of Deeds of Lancaster County, Nebraska, as Instrument 2016034180. 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. Starlett D. Brooks and Raynard Brooks 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 November 1, 2016 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 September 22, 2016. The last publication was at least 10 days prior to the scheduled Trustee's Sale of November 1, 2016, 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 November 1, 2016 at or about 3:00 PM, at the East Door of the Lancaster County Courthouse, Lincoln, Lancaster County, Nebraska. Grantor accepted the bid of CKR Properties, LLC, in the sum of \$72,100.00 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 November 1, 2016.

This Deed shall operate to convey to the Grantee, CKR Properties, 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

