

PUBLIC NOTICES

Notice of Sheriff's Sale

NOTICE IS HEREBY GIVEN by virtue of an Order of Execution issued by Stanton County Court, Stanton, Nebraska in an action wherein Credit Bureau Services, Inc. is Plaintiff and Denise J. and James K. Hartley are the Defendants, being case No. CI22-23 in said court, and to me directed, I will at 10:00 a.m. on the 4th day of March, 2026 in the north parking lot of the Madison County Courthouse, offer for sale a public auction, the following described property, to wit:

2008 GMC SIERRA

VIN:3GTEK13338G307200

Terms of Sale: Total bid to be paid in cash to the Madison County Sheriffs at the time of sale.

Given under my hand this 27th day of January, 2026.

Todd Volk, Sheriff

Madison County Sheriff

(February 4, 11, 18, & 25, 2026) ZNEZ

NOTICE

IN THE COUNTY COURT OF

MADISON COUNTY, NEBRASKA

Estate of

BEVERLY JEAN SCHWEDE, Deceased.

Estate No PR25-142.

Notice is hereby given that on November 19, 2025, in the County Court of Madison County, Nebraska, Tony L. Schwede, 55950 847th Road, Hoskins, Nebraska 68740 and Kathy J. Sanders, 84675 560th Ave, Hoskins, Nebraska 68740, were appointed by the Court as Co Personal Representatives of the Estate.

Creditors of this Estate must file their claims with this Court on or before March 22, 2026, or be forever barred.

Leah Buhrman

Clerk of the County Court

PO Box 230

Madison, NE 68748

(SEAL)

Patrick Carney (Bar I.D. #20356)

Carney Law PC

PO Box 1776

Norfolk, NE 68702-1776

Tel: 402-379-5600

Fax: 402-379-5603

(Jan 21, 28; Feb 4, 2026) ZNEZ

NOTICE

IN THE COUNTY COURT OF MADISON

COUNTY, NEBRASKA

Estate of Merlin L. Mortinson,

Deceased

Notice No. PR26-15

Notice is hereby given that on January 22, 2026, in the County Court of Madison County, Nebraska, the Registrar issued a Written Statement of Informal Probate of the Will of said Deceased and that Timothy E. Rasmussen whose address is 86305 535th Avenue, Plainview, NE 68769, has been appointed Personal Representative of the Estate.

Creditors of this estate must file their claims with this Court on or before March 29, 2026, or be forever barred.

Leah Buhrman

Clerk of the County Court

P.O. Box 230

Madison, NE 68748

Morgan L. Fritch (#27662)

BAIRD HOLM LLP

301 S. 13th Street, Ste. 610

Lincoln, NE 68508

(402) 480-7040

mfritch@bairdholm.com

(Jan 28; Feb 4, 11, 2026) ZNEZ

IN THE DISTRICT COURT OF MADISON COUNTY, NEBRASKA

FIRST NATIONAL BANK OF OMAHA,

Plaintiff,

vs.

ESTATE OF DEAN J BORER; JEAN M BORER; ALL KNOWN AND UNKNOWN CLAIMANTS AND ALL PERSONS KNOWN AND UNKNOWN CLAIMING ANY RIGHT, TITLE OR INTEREST AND ALL OF THEIR HEIRS, SPOUSES, ASSIGNS, GRANTEES, LEGATEES, DEVISEES AND ALL BENEFICIARIES OF EACH AND ALL THE ABOVE-NAMED DEFEND-ANTS; MADISON COUNTY, NEBRASKA; UNITED STATES OF AMERICA; JOHN DOE, as party in possession; and JANE DOE, as party in possession, Defendants.

CASE NO. CI 25 490

NOTICE OF SUIT

NOTICE TO DEFENDANTS

TO: All Known and Unknown Claimants and All Persons Known and Unknown Claiming Any Right, Title, or Interest and All of Their Heirs, Spouses, Assigns, Grantees, Legatees, Devisees and All Beneficiaries of Each and All the Above-Named Defendants.

NOTICE IS HEREBY GIVEN THAT on or about December 12, 2025, First National Bank of Omaha, as Plaintiff, filed its Complaint against Defendants Estate Dean J Borer; Jean M Borer; All Known and Unknown Claimants and All Persons Known and Unknown Claiming Any Right, Title, or Interest and All of Their Heirs, Spouses, Assigns, Grantees, Legatees, Devisees and All Beneficiaries of Each and All the Above-Named Defendants; Madison County, Nebraska; The United States of America; John Doe, as party in possession; and Jane Doe, as party in possession to commence an action in the District Court of Madison County, Nebraska, appearing as Case No. CI 25-490 on its Complaint for a judgment against said Defendants for foreclosure of a Deed of Trust, that its lien be adjudged and decreed to be a first lien on the aforementioned real property, that the amounts due and owing to Plaintiff be found due with interest thereon, that a Decree of Foreclosure be entered by the Court, that said premises be sold for the satisfaction of said mortgage debt as provided by law, and that Defendants be foreclosed of all right, title, lien, interest and equity of redemption in said premises, and for such other relief that the Court seem just and equitable.

YOU ARE FURTHER NOTIFIED that you are required to answer said Complaint on or before the 13th day of March, 2026, or said Complaint will be taken as true and judgment rendered accordingly.

DATED this 21 st day of January, 2026.

FIRST NATIONAL BANK OF OMAHA,

Plaintiff,

By: /s/ Gregory L. Galles

For: Locher Pavelka Dostal Braddy & Hammes, LLC

200 The Omaha Club

2002 Douglas Street

Omaha, Nebraska 68102

Phone: (402) 898-7000

Fax: (402) 898-7130

Gregory L. Galles, # 21748

(Jan 28; Feb 4, 11, 2026) ZNEZ

NOTICE OF MEETING

BOARD OF EQUALIZATION

MADISON COUNTY, NEBRASKA

Notice is hereby given that a regular meeting of the Board of Equalization of Madison County, Nebraska, will be held in the Commissioners' meeting room at the Courthouse located at 1313 North Main Street, Madison on Tuesday, February 10, 2026 at 9:00 A.M., which meeting will be open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the office of the Madison County Clerk. Anne M. Pruss

Madison County Clerk

(February 4, 2026) ZNEZ

LEGAL NOTICE

ADULT NAME CHANGE

IN THE DISTRICT COURT OF

MADISON COUNTY, NEBRASKA

Case Number: CI26-9

IN RE NAME CHANGE OF:

Irma Garcia

Notice is hereby given that on the 8th day of January, 2026, a petition was filed in the District Court of Madison County, Nebraska, the object and prayer of which is for the change of the petitioner's name from Irma Garcia to Irma Solorio.

A hearing will be had on said petition before the Honorable Michael L. Long, in courtroom No. 1, 1313 N Main, Madison, NE on the 13th day of February, 2026 at 10:30 a.m., or as soon thereafter as will be convenient for the court and that unless sufficient cause is shown to the contrary, the petitioner's name will be changed from that of Irma Garcia to Irma Solorio.

Irma Garcia

119 N 25th St. Apt #21

Norfolk, NE 68701

(402)844-0002

(Jan 14, 21, 28; Feb 4, 2026) ZNEZ

NOTICE

IN THE COUNTY COURT OF

MADISON COUNTY, NEBRASKA

Estate of CYNTIA SUE MAGDANZ,

Deceased

Estate No. PR26-18

Notice is hereby given that on January 28, 2026, in the County Court of Madison County, Nebraska, the Registrar issued a written Statement of Informal Proceedings in Intestate of such decedent and Crystal Mitchell, 5719 E. Santa Clara Drive, San Tan Valley, AZ 85140, was informally appointed by the Registrar as personal representatives of the estate.

Creditors of this estate must file their claims with this Court on or before April 5, 2026, or be forever barred.

Leah Buhrman

Madison County Court Clerk

P.O. Box 230

Madison, NE 68748

(Angela J. Murphy, Co-Personal Representative)

(February 4, 11, 18, 2026) ZNEZ

NOTICE OF TRUSTEE'S SALE

You are hereby notified that the following property will be sold at public auction to the highest bidder without warranty, by Eric H. Lindquist, Successor Trustee, on March 4, 2026 at the north door of the Madison County Courthouse, 1313 N Main Street #3 in the City of Madison, NE 68748, at 10:00 AM for the purpose of foreclosing a Trust Deed executed by Fermín Jacobo and Elizabeth Jacobo, husband and wife, as Trustees, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Frontier Bank, its successors and assigns as Beneficiary, and Frontier Bank, a Nebraska Banking Corporation as Trustee. The Trust Deed was filed for record on August 11, 2021, in Book 2021, at Page 4373. The trust property affected is legally described as follows. The North 40 feet of Lots 8 and 9 and the South 23.1 feet of Lot 10 of Krueger's Subdivision of a part of Tax Lot 13 in the NW 1/4 NW 1/4 of Section 26, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska. TAX # 590080970. Purportedly known as 309 Blaine St., Norfolk, NE 68701 (the undersigned disclaims liability for any error in the address). Select Portfolio Servicing, Inc. is the current Beneficiary of the Trust Deed. Record owner of the property as of the recording of the Notice of Default is reported to be Fermín Jacobo. The highest bidder will deposit with the Trustee, or the attorney for the Trustee, a \$5,000.00 deposit in the form of a bank or credit union cashier's check or a bank official check, payable to Halliday, Watkins & Mann, P.C. The successful bidder must tender the deposit at the sale and the balance of the purchase price by 12:00 noon the following business day. The balance must be in the form of a wire transfer, bank or credit union's cashier's check, or bank official check payable to Halliday, Watkins & Mann, P.C. A bank or credit union cashier's check must be pre-printed and clearly state that it is a cashier's check. A bank official check must be pre-printed and clearly state that it is an official check. Any party who wants to bid at the Trustee's Sale must display the check described above prior to submitting a bid. The requirement is waived when the Beneficiary is the highest bidder. Successor Trustee disclaims liability for any error in the street address shown herein. Successor Trustee may void sale due to any unknown facts at time of sale that would cause the cancellation of the sale. If sale is voided, Successor Trustee shall return funds to bidder, and the Successor Trustee and Beneficiary shall not be liable to bidder for any damages. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Beneficiary, Trustee, Successor Trustee, or the Successor Trustee's attorney. This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose. Dated this 9 day of January, 2026.

/s/ Eric H. Lindquist,

Successor Trustee

10050 Regency Circle

Suite 505

Omaha, NE 68114

Telephone: 801-355-2886

File No. NE12591

(Jan 14, 21, 28; Feb 4, 11, 2026) ZNEZ

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Tuesday, February 24, 2026 at 9:30 A.M. in the Commissioners' meeting room in the Courthouse in Madison, Nebraska for consideration of the Annual Road Construction Program for 2026 and the One and Six Year Road Construction Program.

At the above stated time, any member of the public may appear and examine said program and offer support, opposition, criticism, suggestions, or observations.

Anne M. Pruss

Madison County Clerk

(February 4, 11, 18, 2026) ZNEZ

NOTICE OF MEETING

BOARD OF COMMISSIONERS

MADISON COUNTY, NEBRASKA

Notice is hereby given that a regular meeting of the Board of County Commissioners of Madison County, Nebraska, will be held in the Commissioners' meeting room at the Courthouse in Madison, Nebraska on Tuesday, February 10, 2026 at 9:30 A.M., which meeting will be open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the office of the Madison County Clerk.

Anne M. Pruss

Madison County Clerk

(February 4, 2026) ZNEZ

NOTICE

IN THE COUNTY COURT OF

MADISON COUNTY, NEBRASKA

Estate of

JOHN D. RODEKOHР,

Deceased

Estate No. PR26-13

Notice is hereby given that on the 20 day of January, 2026, in the County Court of Madison County, Nebraska, the