

PUBLIC NOTICES

**NOTICE
MONTHLY HEARING OF THE
HOSKINS RURAL FIRE BOARD**
Monthly meeting of the Hoskins Rural Fire Board will be held at the Hoskins Fire Hall on Wednesday, November 5, 2025 at 7:00 p.m. An agenda of the meeting, kept continuously current, is available for inspection at the home of Reg Gnirk - Secretary, 56230 846th Road, Hoskins, Nebraska.
(402) 369-2286
(October 22, 2025) **ZNEZ**

NOTICE OF ORGANIZATION
Fitzgerald, Vetter, Temple, Bartell & Henderson, Attorneys
Norfolk, Nebraska
Notice is hereby given of the organization of COTTON & CRUMB, LLC. The Company commenced its existence on October 10, 2025. The registered agent for the Company is Alison A. Siecke and the address of the designated office and for the registered agent is the same: 83505 US Hwy 81, Norfolk, NE 68701. The duration of the Company is perpetual and it is organized to execute and possess all powers and privileges of a Nebraska limited liability company generally as permitted by the Nebraska Uniform Limited Liability Company Act.
Alison A. Siecke, Member.
(October 15, 22, 29, 2025) **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 November 20, 2025 at the north door of the Madison County Courthouse, 1313 N Main Street #3 in the City of Madison, NE 68748, at 10:30 AM for the purpose of foreclosing a Trust Deed executed by Chase Martens and Tristan Plessel, Married, as Trustors, in favor of U.S. Bank National Association as Beneficiary, and Mr. Thomas Locher as Trustee. The Trust Deed was filed for record on May 24, 2019, in Book 2019, at Page 01946. The trust property affected is legally described as follows. Lots 1 and 2 of Block 32, Pioneer Town Site Company's Second Addition to the City of Battle Creek, in Madison County, Nebraska. TAX # 0590023322. Purportedly known as 401 W Mcallister St, Battle Creek, NE 68715 (the undersigned disclaims liability for any error in the address). Nationstar Mortgage LLC 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 Chase Martens. 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, Trustor, 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 18 day of September, 2025.

/s/ Eric H. Lindquist,
Successor Trustee
10050 Regency Circle
Suite
505
Omaha, NE 68114
Telephone: 801-355-2886
File
No. NE21011
(Oct. 1, 8, 15, 22, 29, 2025) **ZNEZ**

**NOTICE OF ORGANIZATION
OF
FOUR WATSONS, LLC**
Notice is hereby given of the organization of Four Watsons, LLC. The street and mailing address of the designated office is 3406 N. 25th Street, Norfolk, NE 68701. The name and street and mailing address of the initial agent for service of process of the Company is Scott Watson, 3406 N. 25th Street, Norfolk, NE 68701
Dennis W. Collins #10742
Jewell & Collins
105 South Second Street
Norfolk, NE 68701
(402) 371-4844
(Oct. 22, 29; Nov. 5, 2025) **ZNEZ**

NOTICE
In the County Court of Madison County, Nebraska
Estate of BEVERLY JEAN SCHWEDE, Deceased
Estate No. PR25-112
Notice is hereby given that a Petition for Adjudication of Intestacy of said Decedent, Determination of Heirs, and Appointed of Tony L. Schwede, 55950 847th Road, Hoskins, Nebraska 68740 and Kathy J. Sanders, 84675 560th Ave., Hoskins, Nebraska 68740 as Co Personal Representatives has been filed herein and is set for hearing in the County Court of Madison County, Nebraska, located at 1313 N Main St., Madison, NE 68748 on November 19, 2025 at 3:00 p.m.
Tony L. Schwede, Petitioner
Kathy J. Sanders, Petitioner
Patrick Carney, Bar I.D. #20356
Carney Law PC
PO Box 1776, Norfolk, Nebraska 68702-1776
Tel: 402-379-5600
Fax: 402-379-5603
(Oct. 22, 29; Nov. 5, 2025) **ZNEZ**

**NOTICE OF ORGANIZATION
OF NEXT GEN ACRES, L.L.C.
A NEBRASKA
LIMITED LIABILITY COMPANY**
Notice is hereby given that NEXT GEN ACRES, L.L.C., a Nebraska Limited Liability Company has been organized under the laws of the State of Nebraska, with its designated office at 100 N. 34th Street, Suite E; Norfolk, NE 68701. The general nature of its business is to engage in and to do any lawful act concerning any and all lawful business, other than banking or insurance, for which a limited liability company may be organized under the laws of Nebraska. The company was organized and commenced on October 7, 2025 and the duration of existence of the Company will be perpetual, unless terminated sooner. The affairs of the limited liability company shall be conducted by its initial member and manager until such time as their successor or successors are elected pursuant to the Operating Agreement.
Shawn D. Beaudette,
Registered Agent
100 N. 34th Street, Suite E
Norfolk, NE 68701
Shawn D. Beaudette, #24381
Lamml, Locke & Beaudette Law Office
100 N. 34th Street, Suite E
Norfolk, NE 68701
(Oct. 22, 29; Nov. 5, 2025) **ZNEZ**

**NOTICE
IN THE COUNTY COURT OF
MADISON COUNTY, NEBRASKA
IN THE MATTER
OF THE ESTATE OF
ROBERT D. DECKER,
Deceased
Case No. PR25-138**
Notice is hereby given that on September 29, 2025, in the County Court of Madison County, Nebraska, the Registrar issued a written statement of Informal Probate of the Will of said Decedent and that Julietta Decker, Byron Decker, and Bradley Decker whose address is 19842 Emiline Street, Gretna, NE 68028, was informally appointed by the Registrar as Co-Personal Representatives of the Estate.
Creditors of this Estate must file their claims with this Court on or before December 7, 2025, or be forever barred.
Leah Buhrman
Madison County Clerk Magistrate
1313 North Main Street
PO Box 230
Madison, NE 68748
(SEAL)
David E.Copple, #17274
Copple, Rockey, Schlecht, & Mason
P.C., L.L.O.
2425 Taylor Avenue
P.O. Box 78
Norfolk, NE 68701-0078
Telephone: (402) 371-4300
(October 8, 15, 22, 2025) **ZNEZ**

**HALLIDAY, WATKINS
& MANN, P.C.
ATTORNEYS AT LAW
10050 REGENCY
CIRCLE
SUITE 505
OMAHA, NE 68114
Ph: 801-355-2886 Fx:
801-328-9714
E-mail: info@hwmlawfirm.com
NOTICE OF MASTER
COMMISSIONER'S
SALE**

By virtue of an order of sale issued by the District Court of Madison County, Nebraska, and pursuant to a Decree of said Court in an action therein indexed at Case No. C125-138, wherein PennyMac Loan Services, LLC, is the plaintiff, and Summer Ahlman, a single person, and United States of America, by and through the Secretary of Housing and Urban Development, Beneficiary, were joined as defendants, I will sell at public auction to the highest bidder, for cash, the following property at 10:00 AM, on November 18, 2025, at the north door of the Madison County Courthouse, 1313 N Main Street #3 in the City of Madison, NE 68748, to-wit:
The following described real property situated in the County of Madison, State of Nebraska:
One acre of land situated in the Southwest corner of the N 1/2 of the N 1/2 of the SW 1/4 of the SW 1/4 of Section 35, Township 24 North, Range 1 West of the 6th P.M., in Madison County, Nebraska, described as follows: Commencing at the Southwest Southw corner of said tract thence running East 396 feet. thence North 110 feet, thence West 396 feet, thence South 110 feet to the place of beginning.
Property Address: 2207 S 1st St, Norfolk, NE 68701
to satisfy the liens and encumbrances therein set forth; and to satisfy the accruing court costs the accruing court costs, all as provided by said order and decree. The purchaser is responsible for all fees or taxes, including the documentary stamp tax. The purchaser will deposit with the Master Commissioner. at the time of sale, a nonref undable bank or cred union cashier's check or a bank official check, payable to Halliday, Watkins & Mann, P.C. in the amount of \$5,000.00, with the balance of the purchase price in the form of a wire transfer, bank or credit union cashier's check or a bank official check, payable to Halliday, Watkins & Mann, P.C.. to be received by the plaintiff's attorney immediately upon confirmation of the sale by the Court. This sale is made without any warranties as warranties as to title or condition of the property.
Dated: September 10, 2025
Michael T. Brogan
Master Commissioner
(Oct. 22, 29; Nov. 5, 12, 2025) **ZNEZ**

**NOTICE
IN THE COUNTY COURT OF MADISON
COUNTY, NEBRASKA
Estate of Janice L. Swick, Deceased
Estate No. PR25-143**
NOTICE IS HEREBY GIVEN that on October 14, 2025, in the County Court of Madison County, Nebraska, the Registrar issued a Written Statement of Informal Probate of the Will of the Deceased and that Cheryl C. Marsh whose address is 544 South 10th Ave., Broken Bow, NE 68822 has been appointed as Personal Representative of

this estate. Creditors of this estate must file their claims with this Court on or before December 21, 2025 or be forever barred.

Leah Buhrman
Clerk of the Madison County Court
SEAL
Cheryl C. Marsh, NSBA #19871
MARSH LAW OFFICE
544 South 10th Avenue
Broken Bow, NE 68822-2460
Phone: (308) 872-6834
Fax: (308) 872-6834
Email: cheryl@nebraskafirm.com
(Oct. 22, 29; Nov. 5, 2025) **ZNEZ**

Notice of Sheriff's Sale
You are hereby notified that, pursuant to an Order of Sale. Case Number C125-26, issued by the Clerk of the District Court of Madison County, Nebraska, the property described below will be sold by the undersigned at public auction to the highest bidder for cash or certified funds on the day of the sale, in the hallway inside the north entrance of the Madison County Courthouse, 1313 N. Main Street, Madison Madison County, Nebraska at 10:00 a.m. on October 30, 2025.
The South 27.5 feet of Lot 2 and the North 37.5 feet of Lot 3, Block 4, North side Addition to the City of Norfolk, Madison County, Nebraska and all of the vacated alley adjacent thereto. This sale is subject to the following items of record, if any: real estate taxes including unpaid tax certifications; special assessments: easements, covenants and restrictions; and any other superior liens of records. The highest bidder is required to deposit with the Madison County Sheriff, on the day of sale. the full amount of the bid in cash or certified funds, except this requirement is waived when the highest bidder is the plaintiff.
Todd Volk, Sheriff
Madison County Sheriff
(Oct. 1, 8, 15, & 22, 2025) **ZNEZ**

**NOTICE OF
ORGANIZATION OF
EAGLE RIDGE DRONE SALES, L.L.C.
A NEBRASKA LIMITED
LIABILITY COMPANY**
Notice is hereby given that EAGLE RIDGE DRONE SALES, L.L.C., a Nebraska Limited Liability Company has been organized under the laws of the State of Nebraska, with its designated office at 83911 Eagle Ridge Rd.; Norfolk, NE 68701. The general nature of its business is to engage in and to do any lawful act concerning any and all lawful business, other than banking or insurance, for which a limited liability company may be organized under the laws of Nebraska. The company was organized and commenced on April 16, 2025 and the duration of existence of the Company will be perpetual, unless terminated sooner. The affairs of the limited liability company shall be conducted by its initial member and manager Brent Tietz until such time as his successor or successors are elected pursuant to the Operating Agreement.
Brent Tietz, Registered Agent
83911 Eagle Ridge Rd.
Norfolk, NE 68701
Shawn D. Beaudette, #24381
Lamml, Locke & Beaudette Law Office
100 N. 34th Street, Suite E
Norfolk, NE 68701
(October 15, 22, 29, 2025) **ZNEZ**

**NOTICE
IN THE COUNTY COURT OF MADISON
COUNTY, NEBRASKA
Estate of STEVEN RAY HANSEN,
Deceased
Estate No. PR25-146**
Notice is hereby given that on October 14, 2025, in the County Court of Madison County, Nebraska, the Registrar issued a written Statement of Informal Probate of the Will of such decedent and Audra L. Kruse, 55560 Lake Canyon Road, Norfolk, NE 68701, is informally appointed by the Registrar

as personal representative of the estate.
Creditors of this estate must file their claims with this Court on or before December 21, 2025, or be forever barred.

Leah Buhrman
Clerk of the Madison County Court
P.O. Box 230
Madison, NE 68748

SEAL
Michael T. Brogan, Attorney
BROGAN & STAFFORD, P.C.
1400 North 9th Street
P.O. Box 667
Norfolk, NE 68701
402-371-9688
(Oct. 22, 29; Nov. 5, 2025) **ZNEZ**

**NOTICE
IN THE COUNTY COURT OF
MADISON COUNTY, NEBRASKA
Estate of
STUART C. NELSON,
Deceased
Estate No. PR25-139**
Notice is hereby given that on September 29, 2025, in the County Court of Madison County, Nebraska, Natalie J. Muldoon, whose address is 11351 W. 500 N. Deputy, IN 47230, was appointed by the Court as Personal Representative of the Estate.
Creditors of this Estate must file their claims with this Court on or before December 7, 2025, or be forever barred.

Leah Buhrman
Clerk of the County Court
Clerk Magistrate
P.O. Box 230
Madison, NE 68748-0230
(SEAL)
Tracey L. Buettner #22876
Buettner Law, L.L.C.
1306 N. 13th St., Ste. 101
Norfolk, NE 68701
(402) 379-1666
(402) 379-2693 - facsimile
tracey@buettner.law
(October 8, 15, 22, 2025) **ZNEZ**