

# PUBLIC NOTICES

## Notice

A Fire Retirement Committee meeting of the City of Norfolk, Nebraska will be held at 8:30 a.m. on Monday, September 28, 2026, in the Conference Room, 701 Koenigstein Avenue, Norfolk, Nebraska, which meeting is open to the public.

An agenda for such meeting, kept continually current, is available at the office of the City Clerk, 309 North 5th Street, Norfolk, Nebraska, during normal business hours.

Kylee Soderberg  
City Clerk

September 23, 2026

ZNEZ

Notice of Organization of AMA Enterprises LLC

Notice is hereby given that AMA Enterprises LLC, a Nebraska limited liability company, has been organized under the laws of the State of Nebraska.

The address of the initial designated office of the company is 903 North Boxelder Street, Norfolk, Nebraska 68701.

The general nature of business to be transacted is to engage in any and all lawful business for which a limited liability company may be organized under the laws of the State of Nebraska.

The Company commenced its existence on the date its Certificate of Organization was officially filed with the Nebraska Secretary of State, and its duration shall be perpetual.

AMA Enterprises LLC

By: Ann M Austin, Organizer

Sept. 23, 30; Oct. 7, 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 October 21, 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 Jacoby Albrecht and Emily Albrecht, husband and wife, as Trustructors, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Quicken Loans, LLC, its successors and assigns as Beneficiary, and First American Title as Trustee. The Trust Deed was filed for record on July 2, 2021, in Book 2021, at Page 03679. The trust property affected is legally described as follows. Lots 7 and 8, Block 17 of Subdivision of Outlot A in Western Town Lot Company's First Addition to Norfolk Junction, Norfolk, Madison County, Nebraska. TAX # 590109685. Purportedly known as 1315 Hendricks St, Norfolk, NE 68701 (the undersigned disclaims liability for any error in the address).

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC is the current Beneficiary of the Trust Deed. Record owners of the property as of the recording of the Notice of Default is reported to be Emily Albrecht and Jacoby Albrecht. 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. Important Notice to Potential Bidders: Federal law administered by the Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of the Treasury, requires certain residential real estate transactions to be reported to the federal government. If you are the winning bidder at auction, you may be required to provide identifying information about yourself and, if applicable, any entity or trust purchasing the property. This information is required by federal law and must be provided to complete the sale. Failure to provide required information after the sale may delay or prevent issuance of the foreclosure deed. Dated this 12 day of August, 2026.

/s/ Eric H. Lindquist, Successor Trustee  
10050 Regency Circle  
Suite 505

Omaha, NE 68114

Telephone: 801-355-2886

File No. NE22441

(402) 454-3311

Sept. 2, 9, 16, 23, 30, 2026

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## NOTICE OF PUBLIC HEARING

The Norfolk Housing Agency has developed its Annual Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. It is available for review at the Agency's office located at 1310 W Norfolk Ave, Suite D, Norfolk, Nebraska. The Agency's hours of operation are 8 A.M. to 4:00 P.M. Monday through Friday. In addition, a public hearing will be held on Wednesday, October 14, 2026 at 12:00 P.M. at the Housing Agency Board Room at 1310 W Norfolk Ave, Suite D, Norfolk, Nebraska.

September 23, 2026

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## NOTICE

IN THE COUNTY COURT OF MADISON COUNTY, NEBRASKA

Estate of CAROLYN E. BROWER,

Deceased

Estate No. PR26-142

Notice is hereby given that on September 21, 2026, in the County Court of Madison County, Nebraska, the Registrar issued a written Statement of Informal Probate of the Will of such decedent and Lynn E. Owen, 5001 Eagle Ridge Road, Lincoln, NE 68516, 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 November 22 2026, or be forever barred. Michael T. Brogan, Attorney BROGAN & STAFFORD, P.C.

1400 North 9th Street

P. O. Box 667

Norfolk, NE 68702

402-371-9688

Leah Buhrman

Clerk of Madison County Court

P. O. Box 230

Madison, NE 68748

Sept. 23, 30; Oct. 7, 2026

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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 October 29, 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 Eugene W. Olness, a single person, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Rocket Mortgage, LLC, its successors and assigns as Beneficiary, and First American Title Insurance Company as Trustee. The Trust Deed was filed for record on September 5, 2024, in Book 2024, at Page 03020. The trust property affected is legally described as follows. Lot 6, Block 3, East Knolls First Subdivision to the City of Norfolk, Madison County, Nebraska. TAX # 590063456. Purportedly known as 1310 E Maple Ave, Norfolk, NE 68701 (the undersigned disclaims liability for any error in the address). Rocket 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 Eugene W. Olness. 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. Important Notice to Potential Bidders: Federal law administered by the Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of the Treasury, requires certain residential real estate transactions to be reported to the federal government. If you are the winning bidder at auction, you may be required to provide identifying information about yourself and, if applicable, any entity or trust purchasing the property. This information is required by federal law and must be provided to complete the sale. Failure to provide required information after the sale may delay or prevent issuance of the foreclosure deed. Dated this 25 day of August, 2026. /s/ Eric H. Lindquist, Successor Trustee  
10050 Regency Circle Suite 505  
Omaha, NE 68114 Telephone: 801-355-2886 File No. NE23313  
Sept. 9, 16, 23, 30; Oct. 7, 2026  
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## NOTICE OF AMENDMENT

Notice is hereby given that the Articles of Incorporation of Elkhorn Valley Bank & Trust (the "Corporation") have been amended according to the laws of the State of Nebraska. The Articles of Incorporation adopts a staggered Board of Directors consisting of between five (5) and twelve (12) members. Upon adoption, directors then in office may be assigned to one-, two- or three-year terms. Thereafter, all directors will be elected to three-year terms. The amendment was approved and adopted by the Board of Directors and by the sole shareholder of the Bank. The Articles of Amendment to the Articles of Incorporation of the Corporation were filed on September 17, 2026.

CLINE WILLIAMS

WRIGHT JOHNSON & OLDFATHER, L.L.P.

233 South 13th Street

1900 U.S. Bank Building

Lincoln, Nebraska 68508-2095

Sept. 23, 30; Oct. 7, 2026

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## NOTICE

IN THE COUNTY COURT OF MADISON COUNTY, NEBRASKA

Estate of Boyd B. Batenhorst,

Deceased

Case No. PR 26-141

Notice is hereby given that on September 21, 2026, 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 Beverly M. Ashland, of 595 S. 17th Street, Blair, NE 68008, was 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 November 22 2026 or be forever barred. Leah Buhrman

Clerk of the County Court

Katherine S. Vogel, Bar I.D. #23982

Truhlsen & Vogel Estate Planning

1650 Washington Street, Blair, Nebraska 68008 Tel: (402) 426-8877

Email: kvogel@truhlsenlaw.com

Sept. 23, 30; Oct. 7, 2026

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## NOTICE

IN THE COUNTY COURT OF MADISON COUNTY, NEBRASKA Estate of JOAN W. WEBER, Deceased

Estate No. PR 26-131

Notice is hereby given that on the 2 day of September 2026, 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 Jean Ellenberger, whose address is 2710 N. 61st Street, Norfolk, NE 68701, was 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 November 8 2026 or be forever barred.

Madison County Court Clerk

P.O. Box 230

Madison, NE 68748

EGLEY, FULLNER, MONTAG,

MORLAND & EASLAND, P.C.

2424 Taylor Avenue

P.O. Box 33

Norfolk, NE 68702-0033

(402) 379-9119

September 9, 16, 23, 2026

ZNEZ

## NOTICE

IN THE COUNTY COURT OF MADISON COUNTY, NEBRASKA

Estate of CLINTON J. BROBERG,

Deceased

Estate No. PR26-140

Notice is hereby given that on September 21, 2026, 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 Roger Broberg of 83547 State Hwy. 45, Tilden, Nebraska 68781, was 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 November 22, 2026, or be forever barred. Leah Buhrman

Clerk of the County Court

County Court of Madison County

P.O. Box 230

Madison, NE 68748

Ronald J. Albin, #15002

Albin Law Office

108 South 13th Street

Norfolk, NE 68701

Tel: 402-371-2529

Fax: 402-371-6786

Email: ron@albinlaw.com

Sept. 23, 30; Oct. 7, 2026

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## NOTICE

IN THE COUNTY COURT OF MADISON COUNTY, NEBRASKA

Estate of Leroy J. Dreesen, Deceased.

Estate No. PR 25-153

Notice is hereby given that a final account and report of administration, and a Formal Petition for Complete Settlement After Informal Testate Proceeding have been filed and are set for hearing in the County Court of Madison County, Nebraska located at, 1313 N Main St., Madison, NE 68784, on October 14th, 2026, at or after 9:00 a.m.

Debra L. Volk

Co-Personal Representative

2304 Clark St., Norfolk NE, 68701

David J. Dreesen

Co-Personal Representative

840 Columbine Cir., Hickman, NE 68372

BROGAN LAMMLI, P.C., L.L.O.

Attorneys at Law

3204 W. Benjamin Ave., Suite 100

Norfolk, NE 68701

(402) 644-7242

Sept. 23, 30; Oct. 7, 2026

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