

# PUBLIC NOTICES

## PUBLIC MEETING NOTICE

In accordance with Section 84-1408 through 84-1414, Nebraska Rev. Stat., the Lower Elkhorn Natural Resources District Board of Directors will hold a Public Meeting on Thursday, December 11, 2025 at 7:00 p.m. for a Committee of the Whole meeting at the Lower Elkhorn NRD, 1508 Square Turn Blvd, Norfolk, Nebraska. An agenda of the items to be considered at such time and place is kept continually current and available for public inspection during normal business hours at the Lower Elkhorn NRD, 1508 Square Turn Blvd., Norfolk, NE 402-371-7133, or at the district's web site: [www.lenrd.org](http://www.lenrd.org). (December 3, 2025) ZNEZ

## NOTICE OF ORGANIZATION

Notice is hereby given of the organization of a limited liability company known as Great Plains Automation, LLC. The address of both the initial designated office and the initial agent for service of process is: 2500 N. Main Street, Madison, NE. The name of the initial agent for service of process is Scott Stevens. It is organized to transact any lawful business pursuant to the Nebraska Uniform Limited Liability Company Act.

GREAT PLAINS AUTOMATION, LLC  
Bradley C. Easland #21142  
EGLEY, FULLNER, MONTAG,  
MORLAND & EASLAND, P.C.  
2424 Taylor Avenue  
P.O. Box 33  
Norfolk, NE 68702-0033  
(402) 379-9119  
(December 3, 10, 17, 2025) ZNEZ

## NOTICE

IN THE COUNTY COURT OF MADISON COUNTY, NEBRASKA  
Estate of Sharon L. Emrich, Deceased  
Estate No. PR25-168

Notice is hereby given that on November 25, 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 Rene S. McClymont, whose address is 1631 Hackberry Dr., 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 February 1, 2026, or be forever barred.

Leah Buhrman  
Clerk of County Court  
1313 North Main St.,  
Madison, NE 68748

Katherine E. Taylor #28532  
BROGAN LAMMLI, P.C., L.L.O.  
3204 W. Benjamin Ave., Suite 100  
Norfolk, NE 68701  
(402) 644-7242  
(December 3, 10, 17, 2025) ZNEZ

## NOTICE TO CREDITORS

IN THE COUNTY COURT OF MADISON COUNTY, NEBRASKA  
Estate of Charles Harold Harper, Sr.,  
Deceased  
Estate No. PR25-161

Notice is hereby given that on the 12th day of November, 2025, in the Madison County Court, the Registrar issued a Written Statement of Informal Probate of the Will of said Deceased and that Charles H. Harper, Jr., who resides at 3503 Mach 1 Drive, Norfolk, NE 68701, has been appointed Personal Representative of this estate. Creditors of this estate must file their claims with this Court on or before the 18th day of January, 2026, or be forever barred.

Leah Buhrman  
Clerk Magistrate  
1313 N. Main Street, P.O. Box 230  
Madison, NE 68748

Ryan K. McIntosh  
BRANDT, HORAN, HALLSTROM,  
& STILLMOCK  
713 Central Avenue, PO Box 399  
Nebraska City, Nebraska 68410  
(402) 873-7888, Bar #15523  
[ryan.mcintosh@bhhsllawfirm.com](mailto:ryan.mcintosh@bhhsllawfirm.com)  
(Nov. 19, 26; Dec. 3, 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 December 18, 2025 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 Trisha Pendergast and Anthony Pendergast, Wife and Husband, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Guaranteed Rate, Inc., its successors and assigns as Beneficiary, and Stewart Title Guaranty Company as Trustee. The Trust Deed was filed for record on June 10, 2021, in Book 2021, at Page 03169. The trust property affected is legally described as follows. Lot 15, Block 2, Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska. TAX # 590255430. Purportedly known as 911 Ferguson Dr, Norfolk, NE 68701 (the undersigned disclaims liability for any error in the address). PennyMac Loan Services, 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 Trisha Pendergast and Anthony Pendergast, Wife and Husband. 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 28 day of October, 2025.

/s/ Eric H. Lindquist,  
Successor Trustee  
10050 Regency Circle  
Suite 505 Omaha, NE 68114  
Telephone: 801-355-2886  
File No. NE22674  
(Nov. 5, 12, 19, 26; Dec. 3, 2025) ZNEZ

## NOTICE OF ORGANIZATION OF THEGE PROPERTIES, LLC A Nebraska Limited Liability Company

Notice is hereby given that THEGE PROPERTIES, LLC, a Nebraska Limited Liability Company has been organized under the laws of the State of Nebraska. The street and mailing address of the initial designated office of said LLC and of the initial agent for service of process is Nathan L. Thege at 303 Forest Drive, Norfolk, Nebraska 68701. The general nature of its business is to engage in and do any lawful act concerning any and all lawful business for which a Limited Liability Company may be organized under the laws of the State of Nebraska.

THEGE PROPERTIES, LLC  
By: Eugene G. Schumacher  
Attorney at Law  
(Nov. 19, 26; Dec. 3, 2025) ZNEZ

## NOTICE

IN THE COUNTY COURT OF  
MADISON COUNTY, NEBRASKA  
Estate of RICHARD C. KAUTZMAN,  
Deceased

Estate No. PR25-165  
Notice is hereby given that on November 18, 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 David A. DeCarolis and Kevin E. Prochaska, 910 S. 3rd Street, Norfolk, NE 68701, are 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 January 25, 2026, 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 68702  
402-371-9688  
(Nov. 26; Dec. 3, 10, 2025) ZNEZ

## NOTICE OF SHERIFF'S SALE

You are hereby notified that, pursuant to an Order of Sale, Case Number C125-44, 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 cashier's check 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 Monday, December 22, 2025.

Lot 3, Nelson's Addition to Norfolk, Madison County, Nebraska  
The sale is subject to the following items of record, if any: real estate taxes, including unpaid tax certificates; 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 the 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  
MADISON COUNTY SHERIFF  
MADISON COUNTY, NEBRASKA  
(Nov. 26; Dec. 3, 10, 17, 2025) ZNEZ