

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 November 21, 2023 at 7:00 p.m. for a Subcommittee meeting and 7:30 p.m. for a Board of Directors 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 402-371-7313, or at the district's web site: www.lenrd.org.
(November 13, 2023) ZNEZ

NOTICE

Northeast Community College in Norfolk, Nebraska is actively seeking proposals from experienced Internet/Wi-Fi service providers to provide enhanced connectivity in our resident areas of the Norfolk campus. Proposals will be due by 2-2-2024, with all services to

be fully implemented by or before 8-1-2024. To obtain RFP #6798 - Internet Services for Residential Areas, please call (402) 844-7051 or request via email to christopherr@northeast.edu.
(November 13, 2023) ZNEZ

Notice

The Vehicle Parking District Advisory Board of the City of Norfolk, Nebraska will meet in the Administration Training Room, 309 N 5th Street, Norfolk, Nebraska, on Thursday, November 16, 2023 at 8:00 a.m. The Board reserves the right to adjourn into closed session as per Section 84-1410 of the Nebraska Revised Statutes. An agenda for said meeting will be kept continuously current and will be available for public inspection at the City Administration offices, 309 N 5th St, Norfolk, Nebraska during normal business hours.
(November 13, 2023) ZNEZ

MEETING NOTICE

The Madison County Agricultural Society will meet on Monday, November 20, 2023, at 7:00 pm for the Annual meeting with the election of board members at the 4-H office in the McLeb building at the Madison County Fairgrounds, at Madison, NE. The regular meeting to follow. The meeting agenda shall be kept continuously current and available for public inspection during normal business hours at the Madison County Extension Office, 1305 S 13th Street, Norfolk, Nebraska.
(November 13, 2023) ZNEZ

Notice of Trustee's Sale

The following described property will be sold at public auction to the highest bidder on 12/07/2023, at 12:00 p.m. at the North front door of the Madison County Courthouse, 1313 North Main Street, Madison, NE 68748:
LOT 3, NELSON'S ADDITION TO NORFOLK, MADISON COUNTY, NEBRASKA.
All subject to any and all: (1) real

estate taxes, (2) special assessments, (3) easements, covenants, restrictions, ordinances, and resolutions of record which affect the property, and (4) unpaid water bills, (5) prior mortgages and trust deed of record and (6) ground leases of record. The purchaser is responsible for all fees or taxes. This sale is made without any warranties as to title or condition of the property.
By: Kerry Feld, Trustee, NSBA# 24614 Bonial & Associates, P.C.
12400 Olive Blvd
Suite 555
St. Louis, MO 63141
Phone: 314-991-0255
Fax: 972-764-5752
(Oct. 23, 30; Nov. 6, 13, 20, 2023) ZNEZ

SouthLaw, P.C.
13160 Foster, Suite 100
Overland Park, KS 66213-2660
(913) 663-7600
FILE NO. 241213

NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by Trevor D Koetter, dated June 26, 2020, and recorded on June 26, 2020, Document No. 03142, in Book No. 2020, at Page 03142 in the Office of the Recorder of Deeds, Madison County, Nebraska, the undersigned Successor Trustee will on December 13, 2023, at 10:00 AM, at the north door of the Madison County Courthouse, Madison, Nebraska, sell at public vendue to the highest bidder for cash:

The South 63 feet of the North 192 feet of Outlot 6, Railroad Addition to Newman Grove, Madison County, Nebraska., commonly known as 209 N 7th St, Newman Grove, NE, 68758
subject to all prior easements, restrictions, reservations, covenants and encumbrances now of record, if any, to satisfy the debt and costs.

Liliana E. Shannon, Successor Trustee

First Publication: October 30, 2023
NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose (No. 241213). For more information, visit www.Southlaw.com
(Oct. 30; Nov. 6, 13, 20, 27, 2023) ZNEZ

NOTICE OF TRUSTEE'S SALE TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that the following-described property will be sold by GREGORY L. GALLES, Successor Trustee, at public auction to the highest bidder at the North doors of the Madison County Courthouse, 100 Clara Davis Drive, Madison, Nebraska, on January 5, 2024 at 10:00 a.m.:
THE EAST 50 FEET OF LOTS 7 AND 8, BLOCK 1, BEAR AND MATHEWSON'S ADDITION TO NORFOLK, MADISON COUNTY, NEBRASKA.

The highest bidder will deposit with the Trustee, on the day and time of the sale, \$5,000.00 in cash or certified funds with the remainder to be received in cash or certified funds by 5:00 p.m. on the date of sale, at the offices of Locher Pavelka Dostal Braddy & Hammes, except this requirement is waived with the the highest bidder is the Beneficiary. The Purchaser shall be responsible for all prior liens, all applicable fees, and all taxes, including the documentary stamp tax. This property is sold "as is" and this sale is made without any warranties as to the title or condition of the property.
DATED this 31st day of October, 2023.

GREGORY L. GALLES,
Successor Trustee

By: Gregory L. Galles, #27148
STATE OF NEBRASKA ss COUNTY OF DOUGLAS

On this 31st day of October, 2023, before me, a Notary Public in and for said County and State, personally came Gregory L. Galles, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be a voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

Ashlee Celesky
NOTARY PUBLIC
(Nov. 13, 20, 27; Dec. 4, 11, 2023) ZNEZ

NOTICE OF ORGANIZATION OF

JACOB BROTHERS PROPERTIES, L.L.C.

Notice is hereby given of the organization of Jacob Brothers Properties, L.L.C. The address of the designated office is 417 River Road, Clearwater, Antelope County, Nebraska, 68726. The registered agent is Jason Jacob, and the registered address is 417 River Road, Clearwater, Antelope County, Nebraska, 68726. The general nature of the business to be transacted shall be to engage in and do any lawful act concerning any and all lawful business, other than banking

and insurance, for which a limited liability company may be organized under the laws of the State of Nebraska. The company commenced its existence on October 2, 2023, when the Certificate of Organization was filed with the Secretary of State, and its existence shall be perpetual. The company's affairs are to be conducted by its members.

JACOB BROTHERS PROPERTIES, L.L.C.

Jason S. Doeel #23034
STRATTON, DELAY, DOEEL, CARLSON, BUETTNER & STOVER, P.C., L.L.O.
P.O. Box 888
200 W. Benjamin Avenue
Norfolk, NE 68702-0888
(402) 371-3100
(November 6, 13, 20, 2023) ZNEZ

NOTICE FOR PUBLICATION

Pursuant to Neb. Rev. Stat. §43-104.14, Jerod L. Trouba, Attorney at Law, Trouba Law Offices, LLC, 1464 27th Avenue, Columbus, Nebraska, (402) 564-3274, does hereby provide the following notice of possible adoptive placement of a minor child:

Angel David Chavez: You have been identified as the biological father of a child whose date of birth was July 26, 2014. The child was conceived with Wendy J. G. V. on or about November 1, 2013, in Madison County, Nebraska, and the biological mother intends to consent to the adoption of the minor child by her stepfather. If you are the biological father, you may (i) deny paternity; (ii) waive any parent rights you may have; (iii) relinquish and consent to the adoption; or (iv) file a Notice of Objection to Adoption and Intent to Obtain Custody, pursuant to section 43-104.02, or object to the adoption in a proceeding before any Nebraska court which has adjudicated you to be the biological father of the child prior to your receipt of notice. If you wish to deny paternity, waive your parental rights, relinquish and consent, or receive additional information to determine whether you may be the father of the child in question, you must contact Jerod L. Trouba at the above address. If you wish to object to the adoption and seek custody of the child, you must seek legal counsel from your own attorney immediately. You may file a Notice of Objection to Adoption and Intent to Obtain Custody up to as late as five business days after the receipt of this notice. If you fail to do so, your right to object to the adoption will be extinguished.

(November 13, 20, 27, 2023) ZNEZ