

NOTICE OF SHERIFF'S SALE

Notice is hereby given that under and by virtue of an Order of Sale dated March 12, 2025, issued by the District Court of Cheyenne County, Nebraska, Case No. C. I. 24-47, EASTERN PROPERTIES, **Plaintiff, vs. Brett L. Bentley, Kimberly A. Nation, Spring Creek Cleaning LLC, Panhandle Collections Inc, Credit Management Services Inc, John Doe, Mary Doe; and all other persons/entities UNKNOWN claiming any right, interest or title in the real estate described herein, Defendants.**

Whereas on the 16th day of January, 2025, a Decree was rendered and by the District Court of Cheyenne County, Nebraska, in the entitled cause foreclosing liens for real estate taxes upon the real estate described below for the sum of \$12,431.04 plus interest in the amount of \$4,428.60 through January 13, 2025, attorney fees in the amount of \$1,733.15 and costs in the amount of \$471.83 and which further ordered that the real estate be sold to satisfy these liens, which Decree is still in full force and unsatisfied.

The property subject to the Order for Sale is located at 1912 Keller Drive, Sidney, Nebraska and is legally described as follows:

Lot A, a Replat of Lot Twelve (12), Block Two (2), Park Manor Estates Addition to Sidney, Cheyenne County, Nebraska.

Pursuant to an Order for Order of Sale, the Sheriff has been directed to sell at public auction all of Defendants' rights and interest to the above-described property, and upon execution and according to law and to bring and deposit the proceeds of said sale into the District Court to be applied, to the extent of available funds, to satisfy Plaintiff's judgement with interest and costs.

I have levied upon said properties and will sell the same on Wednesday the 23rd day of April 2025 commencing at 10 o'clock a.m. at the East Doors of the Cheyenne County Courthouse in

Sidney, Nebraska to the highest bidder to satisfy said Execution and ORDER. Sale will remain open one-half hour.

s/ Adam E. Frerichs \
Cheyenne County Sheriff