NOTICE OF MEETING
CITY OF PERU, NEBRASKA
NOTICE IS HEREBY GIVEN, that a meeting of the City Council of the City of Peru, Nebraska, will be held at 7:00 p.m. on Monday, March 14, 2011, at Peru City Hall, which meeting will be open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the office of the City Clerk.
City Clerk

Herald - March 10

PUBLIC HEARING NOTICE
Blue Rivers Area Agency on Aging will conduct a Public Hearing on March 25, 2011, at 9:00 A.M., at 1901 Court Street, Beatrice, Nebraska 68310. The purpose of the hearing is to receive public comment concerning waivers for direct service delivery of Transportation, In-Home Services (Handyman/Housekeeper/Personal Care/Respite) and Senior Center Meals. BRAAA provides these services directly to assure an adequate supply of services. Comments/proposals will also be received from interested entities for the provision of the above services. Comments received will be submitted to the State Unit on Aging, Nebraska Department of Health & Human Services.
Herald - February 24, March 10

City Council Proceedings
February 14, 2011
The Mayor and Council of the City of Auburn, Nemaha County, Nebraska, were called to meet at the City Hall at 1101 “J” Street on February 14, 2011, at 7:00 o’clock P.M., in Regular Meeting, open to the general public.
The meeting was called to order by Mayor Scott Kudrna. Upon roll call, the following members of the City Council were present: Billings, Clark, Critser, Erickson, Holtzman, and Wittmann. Absent: No one.
Mayor Kudrna announced “I am required by law to inform the public that a copy of the Open Meetings Act is posted on the North wall of these Chambers by the entrance door”.
Council approved the January 24, 2011, meeting’s minutes as written.
Council approved the financial report.
The following claims were presented before the Council: American Family Life Assurance Co., Wh-68.95; Auburn State Bank, Bond-Int-6047.50; Great Western Bank/Kris Baker, Ins-1700.00; Harry Bridgmon, Ins-1700.00; Heather Koeneke, Ins-1700.00; Michael Sullwold, Ins-1700.00; Quality Remodeling, Grant-Se-23455.00; Southeast Nebraska Development District, Se-4982.82; Action Technology Services Inc., Se-300.00; Alamar Uniforms, Su-1026.29;

American Legal Publishing, Se-262.50; American Recycling & Sanitation, Se-183.50; Ameritas Life Insurance Corp., Fe-566.74; Auburn Memorial Library Petty Cash, Su-49.93; Auburn Newspapers, Se-817.73; Auburn Senior Center Inc., Trans-2000.00; Baker & Taylor, Bk-AV-279.21; Beard's Salvage Inc., Su-7.30; Black Hills Energy, Ut-165.83; Blue Cross-Blue Shield, Ins-13803.25; Board of Public Works, Ut-6984.83; Bohl Plumbing & Heating, Se-891.18; Bulldog Auto Parts, Se-32.98; Casey Agency Inc., ins-105.00; Concrete Industries Inc., Su-2000.21; Eakes Office Plus, Su-70.40; Eggers Brothers Inc., Su-68.44; Filter Care, Se-Su-39.70; Five Nines Technology Group, Se-178.70; General Fire and Safety Equipment, Se-721.00; Heather Koeneke, Reim-63.00; JEO Consulting Group Inc., Se-3700.00; Lawson Products Inc., Su-76.12; Linda Bantz, Se-302.95; Mark Harms, Ex-500.00; Nebraska Dept. of Roads, Se-2861.25; Nebraska Library Commission, Se-501.75; Nemaha County, Se-4512.95; Nemaha County Court, Fe-56.00; Orscheln, Su-57.73; Pamida, Su-43.54; Petersens Auto Repair, Re-2064.75; Postmaster, Su-88.00; Purelight Productions, Se-200.00; Radar Road Tec, Se-105.00; Random House Inc., Bk-AV-143.88; Region V-SENDS, Se-325.00; Reiman Publications, Bk-30.24; Schneider OK Tire Store Inc., Re-45.00; Spencer Fane Britt & Browne LLP, Se-3735.00; The Auburn Sport Shop, Su-587.43; The Cleaners, Se-51.00; The Standard, Ins-568.67; Time Warner Cable, Se-94.95; Tri-State Office Products, Su-57.34; Verizon Wireless, Se-294.74; Wright Express, Su-4612.89; Xerox Corporation, Se-Su-268.30.
Abbreviations for this legal: AV-Audio Visual; Bk-Book; Contrib-Contribution; Equip-Equipment; Ex-Expense; Fe-Fee; Ins-Insurance; Inspect-Inspection; Int-Interest; Inv-Economic Development Investment; Lic-Licenses; Maint-Maintenance; Mem-Membership; Pen-Pension; Per-Periodical; Re-Repairs; Ref-Reference Materials; Reg-Registration; Reim-Reimbursement; Se-Service; Su-Supplies, Material & Parts; Sub-Subscription; UA-Uniform Allowance; Ut-Utilities; Wh-Withholding.
Council approved the claims presented.
Approval was given for attendance for police officers to attend a training course on March 13th in Lincoln and for Harry Bridgmon and Jacque Carlson to attend a tree workshop on March 16th.
The City Council confirmed the appointment of Harold Silvey and Chris Erickson as part-time police officers and Cody Bradley to the Auburn Fire Department. The City Council confirmed the appointment of Matt Hug and Mary Kruger and reappointment of Jim Oestmann, Ron Jones and Kevin Reiman to the Parks and Pool Committee.
Public hearing was held concerning the progress on the on-going Community Development Block Grant No. 09-HO-6047 Citywide Owner-Occupied Housing Rehabilitation Program.
A public hearing was held to consider the proposed One & Six Year Street Program for street improvements. Following the public hearing, the One and Six Year Program was approved by the passage and adoption of Resolution No. 3-11.
Public hearing was held on the application for a CDBG No. 10-DR Downtown Revitalization Phase II application. Following the public hearing, the City Council adopted the Phase 1 Downtown Revitalization plan and authorized the Mayor to sign all necessary documents associated with a CDBG 10-DR Downtown Revitalization Phase II application and grant by the passage and adoption of Resolution No. 4-11.
Public hearing was held concerning the use of program income from a previous ED Community Development Block Grant for a specific relending to Amber Kinnaman dba Fresh Baked. Following the public hearing, the specific relending of CDBG ED ReUse funds to Amber Kinnaman dba Fresh Baked was approved and the Mayor was authorized to sign all necessary

documents by the passage and adoption of Resolution No. 5-11.
Public hearing was held to obtain public comment prior to considering a substantial modification to the redevelopment plan for Redevelopment Area #1, Redevelopment Project #4 (the "Northwest Sewer Project Area"), including approving certain additional redevelopment projects and adding certain real property to Redevelopment Area #1, Redevelopment Project #4 (respectively, the "Original Downtown Project Area" and the "New Southeast Property Project Area"). Following the public hearing, the Plan Amendment was approved and the Mayor and City Clerk were authorized to execute all necessary documents by the passage and adoption of Resolution 6-11.
The proposed amendment to Auburn's Housing Rehabilitation Guidelines to add "Lead based paint may not and will not be used in completing any rehabilitation project awarded through the Auburn's Owner Occupied Housing Rehabilitation Program" was approved.
A construction contract was awarded to Hinrichsen Construction Company for CDBG #09-HO-6047 Project 09-AUB-014 in the amount of $21,100.00.
The contract associated with CDBG #09-HO-6047 Project #09-AUB-011 was amended to increase the amount from $16,075 to $18,070.14 due to additional costs.
CDBG 10-DTR-005 Downtown Revitalization Drawdown #4 and the related claims were approved.
CDBG 09-HO-6047 Drawdown # 9 and the related claims were approved.
CDBG #09-HO-6047 Drawdown #10 and the related claims were approved.
Mayor Kudrna reported on the results of the survey of other communities closest to Auburn's population regarding operations, budgets, expenses and revenues.
The expenditure of an amount not to exceed $10,000 for the fire hall remodeling was approved with $5000 available to come from Keno funds and up to $5000 in funds to come from anticipated MFO (fire department revenue).
Action on Ordinance No. 4-11 to approve and adopt a personnel policy handbook was tabled.
Ordinance No. 5-11 to Amend Section 30.25 of the City Code to set the fourth Monday of each month as the regular meeting date of the City Council and eliminate the second Monday of the month as a regular meeting date was approved.
Ordinance No. 6-11 to set the deadline for agenda items at 12:00 o'clock, noon, on the Monday of the week preceding the City Council meeting was approved.
Reports were given by the following department heads: street department, library, fire department, police department and City Treasurer. Written financial reports were given on the sales tax receipts, investments, operating expenditures in January 2011 compared to January 2010, and a report of services provided by the Board of Public Works.
The following committees provided reports: Street, Keep Auburn Beautiful, Budget/Finance, Economic Development, Safety Committee, Building Committee, and Legislative. A written financial report was provided by the Auburn Community Redevelopment Authority.
A motion was approved by the City Council to go into closed session to discuss personnel/employment concerns by the Mayor and discussion with legal counsel on Betty England vs. City of Auburn. The Mayor restated the limitation of the subject matter of the closed session. The City Council entered the closed session at 9:15 p.m. and reconvened in open session at 10:28 p.m. No action was taken.
There being no further business to come before the Mayor and Council, the City Council adjourned.
Sherry Heskett

City Clerk
Scott Kudrna
Mayor
A complete copy of the minutes is available for inspection at City Hall.
Herald - March 10

notice of trustee's sale
Notice of Trustee's Sale TS No.: 10-0045256 TSG No.: 10-6-160034A The following described property will be sold at public auction to the highest bidder at the East front door of the Nemaha County Courthouse, 1824 North Street, Auburn, NE, on the April 18, 2011 between the hours of 9 A.M. and 5 P.M. (10:00 AM): LOT 1, BLOCK 32, OF HOWE AND NIXON'S SECOND ADDITION TO THE CITY OF AUBURN, NEMAHA 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: Grady McDonald, Team Member RECONTRUST COMPANY, N.A., Trustee 2380 Performance Dr, TX2-984-0407 Richardson, TX 75082 Phone: (800) 281-8219 Fax: (805) 553-6392 ASAP# 3926933 03/10/2011, 03/17/2011, 03/24/2011, 03/31/2011, 04/07/2011
Herald - March 10, 17, 24, 31 Apr. 7

NOTICE
IN THE COUNTY COURT OF NEMAHA COUNTY, NEBRASKA
Estate of MARTIN DUANE HANNAFORD, Deceased
Estate No. PR11-7
Notice is hereby given that a Formal Petition for Probate of Will of said Deceased, Determination of Heirship, and Appointment of Deborah Grotrian as Personal Representative has been filed and is set for hearing in the County Court of Nemaha County, Nebraska, located at 1824 N Street, Auburn, Nebraska 68305 on March 29, 2011, at or after 1:00 o'clock, p.m.

Martin D. Hannaford, Jr., Petitioner
73128 645th Ave.
Brownville, NE 68321
(402) 274-8742

Albert G. Fuller, #11405
Fuller Law Office
910 13th Street
Auburn, NE 68305
(402) 274-4321

Herald - March 10, 17, 24

NOTICE
Notice is hereby given that the Six Year Road and Street Plan for the Village of Brownville, Nebraska as required by Sec. 39-2119 et seq. R.R.S. (Supp. 1969) has been recommended for approval by the Chairman, and that a Public Hearing be held on said Six Year Road and Street Plan on the 24th day of March, 2011, beginning at 6:45 P.M., at the Village of Brownville Hall at which time objection to or recommendations for said Plan will be heard.
By: Charlotte K. McComas
Clerk
Herald - March 10

NOTICE
The regular meeting of the Auburn Board of Public Works will be held Monday, March 14, 2011 at 12:00 p.m. at the Board Office, 1600 O Street, Auburn, NE.
An agenda for the meeting is available for Public inspection at the Board's Office.
David A. Hunter Jr.
General Manager
Herald - March 10

NOTICE OF TRUSTEE'S SALE
The following described property will be sold by John W. Voelker, Successor Trustee, at public auction to the highest bidder at the east door of the Nemaha County Courthouse in Auburn, Nemaha County, Nebraska, April 19, 2011, at 10:00 a.m.
A PARCEL OF LAND OUT OF AND A PORTION OF THAT PARCEL DESCRIBED IN NEMAHA COUNTY SURVEYOR'S FILE NO. 5, APPLICATION NO. 185, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ONE-QUARTER OF SAID SECTION 28, TOWNSHIP 5 NORTH, RANGE 14 EAST OF THE 6TH P.M. IN NEMAHA COUNTY, NEBRASKA; THENCE S00 DEGREES 00'00"W AND ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 792.15 FEET TO THE POINT OF BEGINNING; THENCE S83 DEGREES 24'40"E AND ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 513.92 FEET; THENCE S06 DEGREES 36'59"W AND ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 200.00 FEET; THENCE N 83 DEGREES 24'11"W A DISTANCE OF 490.73 FEET TO A POINT ON THE CENTERLINE OF "Q" STREET EXTENDED; THENCE N00 DEGREES 00'00"W AND ALONG THE EXTENDED CENTERLINE OF SAID "Q" STREET A DISTANCE OF 201.26 FEET TO THE POINT OF BEGINNING.

The highest bidder will deposit with the Trustee, at the time of the sale, a personal or cashier's check in the amount of $5,000.00, with the full purchase price, in certified funds, to be received by the Trustee by 5:00 p.m. on the day of the sale, except this requirement is waived when the highest bidder is the beneficiary. The purchaser is responsible for all prior liens, fees and taxes, including the documentary stamp tax. This property is sold "as is" and the sale is made without any warranties as to title or condition of the property and is subject to special assessments, easements, covenants, restrictions, ordinances and resolutions of records which affect the property.
John W. Voelker,
Successor Trustee
Voelker Law Office
John W. Voelker, Attorney
1010 Central Ave.
Nebraska City, NE 68410
(402) 873-7999
Herald - March 10, 17, 24, 31, Apr. 7

NOTICE OF INFORMAL PROBATE AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS
IN THE COUNTY COURT OF NEMAHA COUNTY NEBRASKA
IN THE MATTER OF THE ESTATE OF CHARLES DEAN ADAMS, Deceased
Case No. PR11-6
Notice is hereby given that on the 1st day of March, 2011, in the Nemaha County Court, Auburn, Nebraska, the Registrar issued a written Statement of Informal Probate, and Cydene G. Adams, 1330 W. Chicago Street, Chandler, Arizona 85224 has been appointed Personal Representative of this estate. Creditors of this estate must file their claims with this Court on or before the 10th day of May, 2011, or be forever barred.
Nancy Hall
Clerk of the County Court

James H. Cain #15527
Attorney for Personal Representative
1920 "O" Street
Auburn, NE 68305
(402) 274-3938
Herald - March 10, 17, 24

Notice of Trustee`s Sale
The following described property will be sold at public auction to the highest bidder on 03/28/2011, at 10:00 a.m. at the East front door of the Nemaha County Courthouse, 1824 N

Street, Auburn, NE 68305:
THE NORTH HALF (N1/2) OF LOT NINE (9) AND ALL OF LOT TEN (10) IN BLOCK THREE (3) IN FIRST ADDITION TO CALVERT, NOW AUBURN, NEMAHA 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: Erika Knapstein, Trustee, NSBA# 24088
Kozeny & McCubbin, LC
12400 Olive Blvd., Suite 555
St. Louis, MO 63141
(314) 991-0255
First Publication 02/17/2011, final 03/17/2011
Published in the Nemaha County Herald
K&M Filename: ROWJENO2
THIS FIRM IS A DEBT COLLECTOR AND ANY INFORMATION WE OBTAIN FROM YOU WILL BE USED FOR THAT PURPOSE.
Herald - Feb. 17, 24, Mar. - 3, 10, 17

NOTICE OF TRUSTEE'S SALE
TO WHOM IT MAY CONCERN: For default in the payment of debt and performance of obligation described in and secured by Deed of Trust executed by Ranae D. Hug a single person, dated May 03, 2005 and recorded on May 04, 2005 as Book 165 at Page 1 in the office of the Register of Deeds for Nemaha County, NEBRASKA, the undersigned Successor Trustee, at the request of the legal holder of the debt, who has elected to declare the entire debt due and payable, will on 03/28/2011 at 11:30 AM at the East front door of the Nemaha County Courthouse, 1824 North Street, City of Auburn, State of Nebraska sell at public venue to the highest bidder for cash, the realty described in said deed of trust, to wit: THE WEST SIXTY-FIVE FEET (W 65') OF LOT ONE (1) IN BLOCK FOUR (4), IN HOWE, NIXON AND WILLSON'S ADDITION TO SHERIDAN, NOW AUBURN, NEMAHA COUNTY, NEBRASKA, OTHERWISE DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID LOT ONE (1) IN SAID BLOCK FOUR (4), RUNNING THENCE SOUTH 140 FEET TO A POINT, THENCE EAST 65 FEET TO A POINT, THENCE NORTH 140 FEET TO A POINT, THENCE WEST 65 FEET TO THE PLACE OF BEGINNING; AND LOT ONE (1) IN BLOCK ONE (1) IN REED AND GILMORE'S ADDITION TO AUBURN, NEMAHA COUNTY, NEBRASKA.. And more commonly known as: 1311 Central Avenue, Auburn, NE 68305. 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 deeds 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: Michael E. Boyd, Trustee The Boyd Law Group, L.C. 300 St. Peters Centre Blvd., Ste. 230 Saint Peters, MO 63376 636-447-8500 BLG# 0100.00841 ASAP# 3907320

02/17/2011, 02/24/2011, 03/03/2011, 03/10/2011, 03/17/2011
Herald - Feb. 17, 24, Mar. 3, 10, 17

NOTICE OF ORGANIZATION
HANDLEY FARMS LLC
914 O Street
Auburn, Nebraska 68305
Telephone: (402) 883-7470
Notice is hereby given that the undersigned has formed a limited liability company under the Nebraska Limited Liability Company Act.
1. The name of the limited liability company is Handley Farms LLC.
2. The address of the registered office is 914 O Street, Auburn, Nebraska 68305, and its registered agent is Dylan L. Handley.
3. The limited liability company has one member, to wit: Dylan L. Handley, 914 O Street, Auburn, Nemaha County Nebraska 68305.
4. The limited liability company shall engage in any lawful business for which a limited liability company may be organized under the laws of the State of Nebraska. The period of duration of the Company is perpetual existence from the date the Certificate of Organization was filed with the Secretary of State, on February 11, 2011. Affairs are to be managed by the Member authorized by the Articles of Organization and the Operating Agreement.
Dylan L. Handley
914 O Street
Auburn, Nebraska 68305
Registered Agent
Ligouri Law Office
Dylan L. Handley
1118 15th Street
P.O. Box 99
Auburn, Nebraska 68305
Telephone: (402) 274-5484
Herald - March 3, 10, 17

NOTICE
IN THE COUNTY COURT OF NEMAHA COUNTY, NEBRASKA
Estate of JANICE M. ALEXANDER, Deceased
Estate No. PR11-5
Notice is hereby given that on February 25, 2011, in the County Court of Nemaha County, Nebraska, the Registrar issued a written statement of Informal Probate of the Will of said Decedent and that Roger D. Alexander, whose address is 63471 727 Road, Auburn, NE 68305, 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 May 3, 2011, or be forever barred.
Nancy Hall
Clerk of the County Court
1824 N Street
Auburn, NE 68305
Albert G. Fuller, #11405
FULLER LAW OFFICE
910 13th Street
Auburn, NE 68305
(402) 274-4321
Herald - March 3, 10, 17

NOTICE
IN THE COUNTY COURT OF NEMAHA COUNTY, NEBRASKA
Estate of WALTER J. PULVER, Deceased
Estate No. PR11-1
Notice is hereby given that on February 22, 2011, in the County Court of Nemaha County, Nebraska, Albert G. Fuller, whose address is 910 13th Street, Auburn, NE 68305 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 May 3, 2011, or be forever barred.
Nancy Hall
Clerk of the County Court
1824 N Street
Auburn, NE 68305
Albert G. Fuller, #11405
FULLER LAW OFFICE
910 13th Street
Auburn, NE 68305
(402) 274-4321
Herald - March 3, 10, 17