

# ADAMS COUNTY SHERIFF'S DEPARTMENT

Adams County Court House • 500 West 4th St., Ste 126

Hastings, Nebraska 68901

Phone: (402) 461-7181 • Fax: (402) 461-7270

TDD (402) 462-2600

JOHN RUST  
Sheriff

KEVIN MAUCK  
Chief Deputy

## NOTICE OF SHERIFF'S SALE

By virtue of Order for Sale a decree was rendered in & by the District Court of Adams County, Nebraska, in the above-entitled cause foreclosing liens for real estate taxes and special assessments upon the real estate described below for the sum of \$3527.82, plus interest, attorney's fees and costs & which further ordered that the real estate be sold to satisfy these liens, which decree is still in full force and unsatisfied.


WHEREIN DANIEL W. TRAUSCH, IS THE PLAINTIFF AND KARL D. THIEL; JOHN DOE & JANE DOE, REAL NAMES & MARITAL STATUS UNKNOWN; AND ALL OTHER PERSONS AND ENTITIES, REAL NAMES UNKNOWN, HAVING ANY RIGHT, TITLE OR INTEREST IN LOTS SIX (6), SEVEN (7) AND EIGHT (8), BLOCK SIX (6), VILLAGE OF ROSELAND, ADAMS COUNTY, NEBRASKA, ACCORDING TO THE RECORDED PLAT THEREOF. I will sell at public auction to the highest bidder for cash, at the Main Lobby of the Adams County Courthouse in Hastings, Adams County, Nebraska, on May 20, 2025. Sale will commence at 10:00 A.M. and end at 10:15 am on the following described land and tenements to satisfy the judgment and costs in said action:

**Whereas, the property subject to the Decree is located at 9118 Meade Ave, Roseland, Nebraska, and is legal described as follows:**

LOTS SIX (6), SEVEN (7) AND EIGHT (8), BLOCK SIX (6), VILLAGE OF ROSELAND, ADAMS COUNTY, NEBRASKA, ACCORDING TO THE RECORDED PLAT THEREOF.

Following the sale, buyers will be given until 4:30 pm the day of sale to settle up with the Adams County Sheriff's Office on all monies owed for the sale.

Given under my hand this 18<sup>th</sup> Day of April, 2025.

  
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John Rust, Sheriff  
Adams County Nebraska

April 22, 29 & May 6, 13, 2025

PLEASE FORWARD A COPY OF THE PUBLISHED NOTICE FOLLOWING THE FIRST PUBLICATION TO:

Dan McMahon  
Smith Pauley, LLP  
3555 Farnam Str., Ste 1000  
Omaha, NE 68131