



SCOTTS BLUFF COUNTY SHERIFF'S OFFICE

1825 10th Street • Gering, NE 69341

Mark L. Overman, Sheriff

NOTICE OF SHERIFF SALE

Notice is hereby given that by virtue of Order of Sale issued out of the District Court of Scotts Bluff County, Nebraska, in the matter of: Case No. CI 25-310, wherein CELSUS LAND HOLDINGS LLC, a Nebraska Limited Liability Company, is Plaintiff, and AK SAR BEN PETROLEUM CORP is the Defendant, I will at 10:00 o'clock A.M., on the 25th day of August, 2026, at the Scotts Bluff County Courthouse, Gering, Nebraska, sell at public auction, to the highest bidder for cash, the following described real estate and appurtenances attached thereto, to-wit:

SE NE, LT 2 NW, 30-22-53, C SCHANEMAN JR ROYALTY INTEREST, Scotts Bluff County, Nebraska as surveyed, plated and recorded in Scotts Bluff County, Nebraska, Parcel number: 0010298363

to satisfy the liens and encumbrances set forth in CI 25-310; and to satisfy accruing court costs, all as provided by said Order and Decree. The purchaser shall be responsible for all costs and expenses associated with the transfer of title, including documentary stamp tax and any additional fees or taxes. The purchaser at the sale, except to the extent that they use their lien as the bid, shall, at the time of acceptance of the bid, deposit with the Sheriff, a sum equal to 15 percent of the bid to be held for disposition on the further order of the court. The full purchase price, in certified funds, is to be received by the Sheriff the date of sale. This sale is made without any warranties as to the title or condition of the property. Additional terms or conditions may be announced prior to sale.

Dated: July 27, 2026

Mark L. Overman
Sheriff of Scotts Bluff County, Nebraska

By: William Brown
Chief Deputy Troy Brown

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