NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION
IAT 73, LLC c/o Stearns Bank NA as Custodian

TO: ANY AND ALL ENTITIES AND/OR PERSON(S) IN POSSESSION OF THE PARCEL HEREIN DESCRIBED

Joshua L. Embree 927 Ave A Council Bluffs, IA 51503 - Owner
Person in Possession 927 Avenue A Council Bluffs, IA 51503 - Person in Possession
First Nat'l Bank of Omaha 1620 Dodge St. Stop Code 3165 Omaha, NE 68197 - Doc 2019-01699
Idaho Housing & Finance POB 7899 Boise, ID 83707 - Doc 2019-004652
City of Council Bluffs c/o City Clerk 209 Pearl St. Council Bluffs, IA 51503 - City Clerk
Pottawattamie Cty Treasurer 227 S 6th St. Council Bluffs, IA 51501 - County Treasurer
Pottawattamie Cty Auditor 227 S 6th St. Council Bluffs, IA 51501 - County Auditor
Pottawattamie Cty Attorney 227 S 6th St. Council Bluffs, IA 51501 - Judgments/Liens
Iowa Attorney General 1305 E. Walnut St. #102 Des Moines, IA 50319 - Judgments/Liens
ANY OTHER UNKNOWN PERSONS WITH INTEREST

All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

In accordance with Iowa Code Section 447.9 you are hereby notified that on 6/21/2021, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

The West 1/2 of Lot 5 EXCEPT the South 11 feet, Block 10, Grimes Addition, Council Bluffs, Pottawattamie County, Iowa a/k/a PARCEL # 754425362001 a/k/a N/A a/k/a Cert No. 21-0421

Was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes and/or special assessments against the property, which a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County to IAT 73, LLC c/o Stearns Bank NA as Custodian pursuant to said tax sale, which certificate is now lawfully held and owned by IAT 73, LLC c/o Stearns Bank NA as Custodian, and that the right of redemption will expire and a deed for the said property will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

IAT 73, LLC c/o Stearns Bank NA as Custodian

By: _____

Mike Klemme (Member)
PO Box 506
Le Mars, Iowa 51031

Action by Council:
Receive & File:
Date: 1-22-24

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION
Blue Creek LLC c/o Stearns Bank NA as Custodian

CLERK BOARD
JAN 23 2024
PM 2:00

TO: ANY AND ALL ENTITIES AND/OR PERSON(S) IN POSSESSION OF THE PARCEL HEREIN DESCRIBED

Gregorio Hernandez Garcia 118 N. 7th St. Council Bluffs, IA 51503 - Owner
Person in Possession 118 N 7th St. Council Bluffs, IA 51503 - Person in Possession
Cobalt Credit Union 7148 Towne Center Pkwy Papillion, NE 68046 - Mortgage Doc 2019-08422
CIty of Council Bluffs c/o City Clerk 209 Pearl St. Council Bluffs, IA 51503 - City Clerk
Pottawattamie Cty Treasurer 227 S 6th St. Council Bluffs, IA 51501 - County Treasurer
Pottawattamie Cty Auditor 227 S 6th St. Council Bluffs, IA 51501 - County Auditor
Pottawattamie Cty Attorney 227 S 6th St. Council Bluffs, IA 51501 - Judgments/Liens
Iowa Attorney General 1305 E. Walnut St. #102 Des Moines, IA 50319 - Judgments/Liens
ANY OTHER UNKNOWN PERSONS WITH INTEREST

All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

In accordance with Iowa Code Section 447.9 you are hereby notified that on 6/21/2021, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

The North 75 feet of the South 150 feet of Lot 1, and the North 50 feet of the South 150 feet of Lot 2, Block 17, Bayliss First Addition, City of Council Bluffs, Pottawattamie County, Iowa a/k/a PARCEL # 754425384021 a/k/a N/A a/k/a Cert No. 21-0423

Was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes and/or special assessments against the property, which a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County to Blue Creek LLC c/o Stearns Bank NA as Custodian pursuant to said tax sale, which certificate is now lawfully held and owned by Blue Creek LLC c/o Stearns Bank NA as Custodian, and that the right of redemption will expire and a deed for the said property will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Blue Creek LLC c/o Stearns Bank NA as Custodian

By: _____

Mike Klemme (Member)
PO Box 506
Le Mars, Iowa 51031

Action by Council:
Receive & File:
Date: 1-22-24

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION
Blairsburg Capital LLC c/o Stearns Bank NA as Custodian

CLERK AUD
15 JAN 22
PM 2:50

TO: ANY AND ALL ENTITIES AND/OR PERSON(S) IN POSSESSION OF THE PARCEL HEREIN DESCRIBED

Ronald Sampson 1700 2nd Ave Council Bluffs, IA 51501 - Owner
Angela Sampson 1700 2nd Ave Council Bluffs, IA 51501 - Owner
Person in Possession 1700 2nd Ave Council Bluffs, IA 51501 - Person in Possession
CIty of Council Bluffs c/o City Clerk 209 Pearl St. Council Bluffs, IA 51503 - City Clerk
Pottawattamie Cty Treasurer 227 S 6th St. Council Bluffs, IA 51501 - County Treasurer
Pottawattamie Cty Auditor 227 S 6th St. Council Bluffs, IA 51501 - County Auditor
Pottawattamie Cty Attorney 227 S 6th St. Council Bluffs, IA 51501 - Judgments/Liens
Iowa Attorney General 1305 E. Walnut St. #102 Des Moines, IA 50319 - Judgments/Liens
ANY OTHER UNKNOWN PERSONS WITH INTEREST

All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

In accordance with Iowa Code Section 447.9 you are hereby notified that on 6/21/2021, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

Lot 7 in Block 26, Beer's Subdivision in Council Bluffs, Iowa and the South Half of remnant east/west alley platted in Block 26, Beer's Subdivision a/k/a PARCEL # 754435204003 a/k/a N/A a/k/a Cert No. 21-0430

Was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes and/or special assessments against the property, which a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County to Blairsburg Capital LLC c/o Stearns Bank NA as Custodian pursuant to said tax sale, which certificate is now lawfully held and owned by Blairsburg Capital LLC c/o Stearns Bank NA as Custodian, and that the right of redemption will expire and a deed for the said property will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Blairsburg Capital LLC c/o Stearns Bank NA as Custodian

By: _____

Mike Klemme (Member)
PO Box 506
Le Mars, Iowa 51031

Action by Council:
Receive & File:
Date: 1-22-24

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION
Joice Holdings LLC c/o Stearns Bank NA as Custodian

CLERK RCVD
22JAN24
PM 5:00

TO: ANY AND ALL ENTITIES AND/OR PERSON(S) IN POSSESSION OF THE PARCEL HEREIN DESCRIBED

Jaime Richard Schieffer 3620 John St. Council Bluffs, IA 51501 - Owner
Person in Possession 3620 John St. Council Bluffs, IA 51501 - Person in Possession
Iowa Estate Recovery 317 6th Ave UNIT 600, Des Moines, IA 50309 - ESPR042405
City of Council Bluffs c/o City Clerk 209 Pearl St. Council Bluffs, IA 51503 - City Clerk
Pottawattamie Cty Treasurer 227 S 6th St. Council Bluffs, IA 51501 - County Treasurer
Pottawattamie Cty Auditor 227 S 6th St. Council Bluffs, IA 51501 - County Auditor
Pottawattamie Cty Attorney 227 S 6th St. Council Bluffs, IA 51501 - Judgments/Liens
Iowa Attorney General 1305 E. Walnut St. #102 Des Moines, IA 50319 - Judgments/Liens
ANY OTHER UNKNOWN PERSONS WITH INTEREST

All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

In accordance with Iowa Code Section 447.9 you are hereby notified that on 6/21/2021, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

Lot 1, Block 10, Moore's Subdivision, Council Bluffs, Pottawattamie County, Iowa a/k/a PARCEL # 744416251002 a/k/a N/A a/k/a Cert No. 21-0435

Was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes and/or special assessments against the property, which a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County to Joice Holdings LLC c/o Stearns Bank NA as Custodian pursuant to said tax sale, which certificate is now lawfully held and owned by Joice Holdings LLC c/o Stearns Bank NA as Custodian, and that the right of redemption will expire and a deed for the said property will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Joice Holdings LLC c/o Stearns Bank NA as Custodian

By: _____

Mike Klemme (Member)
PO Box 506
Le Mars, Iowa 51031

Action by Council:
Receive & File:

Date: 1-22-24

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION
IAT 59, LLC c/o Stearns Bank NA as Custodian

CLERK RECVD
JAN 16 2024
9:27:28

TO: ANY AND ALL ENTITIES AND/OR PERSON(S) IN POSSESSION OF THE PARCEL HEREIN DESCRIBED

Cheryl Powley 3604 Ronald Rd Council Bluffs, IA 51501 - Owner
Oren Powley 3604 Ronald Rd Council Bluffs, IA 51501 - Owner
Person in Possession 3604 Ronald Rd Council Bluffs, IA 51501 - Person in Possession
Cheryl Powley POB 1648 Council Bluffs, IA 51502 - Owner
City of Council Bluffs c/o City Clerk 209 Pearl St. Council Bluffs, IA 51503 - City Clerk
Pottawattamie Cty Treasurer 227 S 6th St. Council Bluffs, IA 51501 - County Treasurer
Pottawattamie Cty Auditor 227 S 6th St. Council Bluffs, IA 51501 - County Auditor
Pottawattamie Cty Attorney 227 S 6th St. Council Bluffs, IA 51501 - Judgments/Liens
Iowa Attorney General 1305 E. Walnut St. #102 Des Moines, IA 50319 - Judgments/Liens
ANY OTHER UNKNOWN PERSONS WITH INTEREST

All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

In accordance with Iowa Code Section 447.9 you are hereby notified that on 6/21/2021, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

Lot 14, Block 6 in Moore's Subdivision in the SW 1/4 of the NE 1/4 of Section 16, Township 74, Range 44 a/k/a PARCEL # 744416253033 a/k/a 3604 Ronald Rd Council Bluffs, IA 51501 a/k/a Cert No. 21-0439

Was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes and/or special assessments against the property, which a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County to IAT 59, LLC c/o Stearns Bank NA as Custodian pursuant to said tax sale, which certificate is now lawfully held and owned by IAT 59, LLC c/o Stearns Bank NA as Custodian, and that the right of redemption will expire and a deed for the said property will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

IAT 59, LLC c/o Stearns Bank NA as Custodian

By: _____

Mike Klemme (Member)
PO Box 506
Le Mars, Iowa 51031

Action by Council:
Receive & File:
Date: 1-22-24