NOTICE TO REDEEM FROM TAX SALE

TO: H R Holding, LLC and any unknown heirs, devisees, grantees, assignees, successors in interest, and claimants
2730 6th Ave.
Council Bluffs, IA 51501

Parties in Possession of
2730 6th Ave.
Council Bluffs, IA 51501

H R Holding, LLC
17330 W. Center Rd. Suite 110-255
Omaha, NE 68130

Council Bluffs City Clerk
c/o City Hall
209 Pearl St #103
Council Bluffs, IA 51503

Pottawattamie County Treasurer
227 S 6th Street
Council Bluffs, IA51501

Any and all person(s) in possession of the parcel hereinafter described.

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.

YOU ARE NOTIFIED that on the 17th day of June 2019, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

Lot 26, Block 6, Twin City Place, Council Bluffs, Pottawattamie County, Iowa.

PARCEL NO. 754434253016 CERTIFICATE NO. 19-0424

was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes and/or special assessments against the parcel, that a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County, Iowa, pursuant to said tax sale, which Certificate is now lawfully held and owned by ACC285, LLC and Dutrac and ITPand that the right of redemption will expire and a deed to the said parcel will be made to ACC285, LLC and Dutrac and ITP, by the Treasurer of Pottawattamie County, Iowa, thereby relinquishing all your rights, title and interest in the above-described parcel unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

DLEAN MOVD
29 APR 22
PM1:58

Dated this 25th day of April, 2022

ACC285, LLC and Dutrac and ITP

By: _____

Nathan D. Runde-AT009759
Of
Clemens, Walters, Conlon
Runde & Hiatt, L.L.P.
2080 Southpark Court
Dubuque, IA 52003
Tel: (563)582-2926
Fax: (563)582-2998
Email: nrunde@cwcmlaw.com

NOTE: Do not contact the purchaser at the tax sale or his attorney in order to arrange for payment of the amounts necessary to redeem this property. The only means by which you may redeem this property is through payment of the amounts due through the Pottawattamie County Treasurer, Pottawattamie County Courthouse, Council Bluffs, Iowa, (712) 328-5617.