AFFIDAVIT OF SERVICE OF NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION

STATE OF NEBRASKA)

) ss.

COUNTY OF SARPY)

Ryan C. Dorcey, being first duly sworn upon oath deposes and states as follows:

1. I am the attorney for NEREUS LAND HOLDINGS 3 LLC, an Iowa limited liability company, (hereinafter "NEREUS LAND HOLDINGS 3 LLC"), the lawful holder of the Tax Sale Certificate No. 16-0344 under whose direction I have filed this Affidavit and caused service of the Notice of Expiration of Right of Redemption.

2. The property which was sold by the County Treasurer of Pottawattamie, Iowa for the then delinquent and unpaid taxes and/or special assessments is commonly described as 1122 5th Avenue, Council Bluffs, Iowa 51501, and legally described as:

Lot 6, Block 1, McMahon, Cooper & Jefferis' Addition, Council Bluffs, Pottawattamie County, Iowa, (the "Property").

3. Pursuant to Iowa Code § 447.9, separate copies of a Notice of Expiration of Right of Redemption (the "Notice"), a copy of such Notice as attached hereto, were served by Ryan C. Dorcey, attorney for the certificate holder NEREUS LAND HOLDINGS 3 LLC, under the direction of NEREUS LAND HOLDINGS 3 LLC, on September 28, 2018. One such copy of the Notice was served on the addressee by mailing the copy in a sealed envelope, bearing the correct postage, by regular United States first class mail, addressed to the addressee. The second such copy was served on the addressee by mailing the copy in a sealed envelope, bearing the correct postage, by certified United States mail, addressed to the addressee. The Notices were mailed to each of the following named parties at the following addresses:

MICHAEL L. KISSEL, PERSON WHOM PARCEL IS TAXED
1122 5th Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

MICHAEL L. KISSEL, PERSON WHOM PARCEL IS TAXED
1126 5th Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

PARTIES IN POSSESSION, REAL NAMES UNKNOWN, PERSON IN POSSESSION
1122 5th Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

CLERK RCVD
8 OCT'18
PM2:15

J. DOE, REAL NAME UKNOWN, SPOUSE OF MICHAEL L. KISSEL, PERSON IN POSSESSION
1122 5th Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

CITY CLERK OF COUNCIL BLUFFS, THE CITY WHERE THE PARCEL IS LOCATED
209 Pearl Street, Suite 102
Council Bluffs, IA 51503
Service by Certified Mail, Return Receipt Requested and regular mail

Copies of the Certified Mail return receipts are attached hereto and incorporated herein. The costs for service by regular and certified mail to the above parties is $35.70.

4. The record search of the Property was performed by an abstractor who is an active participant in the title guaranty program under section 16.91 or by an attorney licensed to practice law in the state of Iowa. The cost for the record search is $563.25.

5. Upon information and belief, none of the parties upon whom the Notice was served was in or within three months last past engaged in the military, armed forces or naval service of the United States or thereby entitled to the benefits of the Servicemembers Civil Relief Act, or similar acts or acts amendatory thereof or supplemental thereto, at the time of the service of the Notice upon them or at the time of the making of this Affidavit.

6. To the knowledge of the undersigned, all conditions required by Iowa Code effective and in existence at the time of the issuance of the Tax Sale Certificate identified herein have been complied with in order that the Treasurer of Pottawattamie County, Iowa may issue a treasurer's deed in favor of NEREUS LAND HOLDINGS 3 LLC, an Iowa limited liability company.

FURTHER AFFIANT SAYETH NOT.

NEREUS LAND HOLDINGS 3 LLC, an Iowa limited liability company

Ryan C. Dorcey

Ryan C. Dorcey, #AT0013616
1423 Grandview Avenue
Papillion, NE 68046
402-505-4124
Fax: 402-513-6483
rdorcey@eleventalents.com
Attorney for Plaintiff

Subscribed in my presence and sworn to before me this 28 day of September, 2018, by Ryan C. Dorcey.

Notary Public

KELLY A INTINARELLI
State of Nebraska-General Notary
My Commission Expires
October 31, 2021

KELLY A INTINARELLI
State of Nebraska-General Notary
My Commission Expires
October 31, 2021

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION

To:

MICHAEL L. KISSEL, PERSON WHOM PARCEL IS TAXED
1122 5th Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

MICHAEL L. KISSEL, PERSON WHOM PARCEL IS TAXED
1126 5th Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

PARTIES IN POSSESSION, REAL NAMES UNKNOWN, PERSON IN POSSESSION
1122 5th Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

J. DOE, REAL NAME UKNOWN, SPOUSE OF MICHAEL L. KISSEL, PERSON IN POSSESSION
1122 5th Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

CITY CLERK OF COUNCIL BLUFFS, THE CITY WHERE THE PARCEL IS LOCATED
209 Pearl Street, Suite 102
Council Bluffs, IA 51503
Service by Certified Mail, Return Receipt Requested and regular mail

In accordance with Iowa Code § 447.9, you are hereby notified that:

1. Date of Sale: On June 20, 2016, the following described real property was sold by Pottawattamie County, for delinquent and unpaid taxes levied against the real property.
2. Description of the property sold:
    a. Address: 1122 5th Avenue, Council Bluffs, Iowa 51501
    b. Legal Description: Lot 6, Block 1, McMahon, Cooper & Jefferis' Addition, Council Bluffs, Pottawattamie County, Iowa.
3. Name of the Purchaser: On the day of the sale, a certificate of purchase, No. 16-0344 was issued to NEREUS LAND HOLDINGS 3 LLC, who bought the property at the sale.

4. Your Right of Redemption pursuant to Iowa Code will expire and a Deed for the property described above will be made unless redemption is made within ninety (90) days from the completed service of this Notice.
5. If the Right of Redemption is allowed to expire, a tax deed will be issued by the Treasurer of Pottawattamie County.

Dated this 28 day of September, 2018.

NEREUS LAND HOLDINGS 3 LLC, an Iowa limited liability company

Ryan C Dorcey

Ryan C. Dorcey, #AT0013616
1423 Grandview Avenue
Papillion, NE 68046
402-505-4124
Fax: 402-513-6483
rdorcey@eleventalents.com
Attorney for Plaintiff

CLERK RCVD
12 DEC 12
PM 2:15

NOTICE TO REDEEM FROM TAX SALE

TO: Eiliene G. Heuermann a/k/a
Eiliene Genevieve Heuermann
840 Grace Street
Council Bluffs, IA 51503
and any unknown heirs, devisees, grantees, assignees, successors in interest, unknown parties in possession, unknown spouses and claimants.

Unknown Spouse of Eiliene G. Heuermann a/k/a Eiliene Genevieve Heuermann, if any
840 Grace Street
Council Bluffs, IA 51503

Parties in Possession of
840 Grace Street
Council Bluffs, IA 51501

Eiliene G. Heuermann a/k/a Eiliene Genevieve Heuermann
610 Veterans Memorial Hwy
Council Bluffs, IA 51501

Unknown Spouse of Eiliene G. Heuermann a/k/a Eiliene Genevieve Heuermann, if any
610 Veterans Memorial Hwy
Council Bluffs, IA 51501

State of Iowa
c/o Iowa Attorney General
1305 E Walnut Street
Des Moines, IA 50319
Re: Death Record #2004017716 for Eiliene Genevieve Heuermann, died September 3, 2004, unmarried

State of Iowa
c/o Council Bluffs County Attorney
227 S. 6th Street
Council Bluffs IA 51501
Re: Death Record #2004017716 for Eiliene Genevieve Heuermann, died September 3, 2004, unmarried

U.S. Attorney, Southern District of Iowa
U.S. Courthouse Annex
110 E. Court Avenue, Ste. 286
Des Moines, IA 50309-2053
Re: Death Record #2004017716 for Eiliene Genevieve Heuermann, died September 3, 2004, unmarried

United States Attorney General
United States Department of Justice
950 Pennsylvania Avenue, NW
Washington, DC 20530
Re: Death Record #2004017716 for Eiliene Genevieve Heuermann, died September 3, 2004, unmarried

PAMBO Land Holdings, LLC
1423 Grandview Avenue Ste. 101
Papillion, NE 68046
Re: Tax Sale Certificate #15-0358, sold June 15, 2015.

Council Bluffs City Clerk
c/o City Hall
209 Pearl Street
Council Bluffs, IA 51503

Pottawattamie County Treasurer
227 South 6th Street
Council Bluffs, IA 51501

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 20th day of June, 2018, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

SEE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT A AND BY THIS REFERENCE MADE A PART HEREOF

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 ACC86, LLC and that the right of redemption will expire and a deed to the said parcel will be made to ACC86, LLC, 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.

Dated this 10th day of October, 2018.

ACC86, LLC

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, 712/328-5627.

EXHIBIT A

Lot 3 in the Auditor's Subdivision of Lot 18 in Auditor's Subdivision of the northeast quarter of the northwest corner of Section 31, Township 75, Range 43, which lot is more particularly described as follows: Part of Outlot "A" in Auditors Subdivision of Lot 18 in the Auditor's Subdivision of the northeast quarter of the northwest quarter of Section 31. Township 75 north, Range 43 west of the 5th PM described as follows: Commencing at a point on the south line of said Outlot "A" which is 153.3 feet west of its southeast corner, and running thence north 41 deg. 41 min. east., 153.3 feet to street line, thence along street north 48 deg. 15 min. west 76 feet, thence south 41 deg. 45 min. west, 140.2 feet, thence south 8 deg. 5 min. east 34.8 feet to the place of the beginning.

Also lot A in the Auditor's Subdivision of Lot 18 of Auditor's Subdivision of the Northeast quarter of the Northwest quarter of Section 31, Township 75, Range 43, which is more particularly described as follows: Part of Outlot "A" in Auditor's Subdivision of Lot 18 in the Auditor's Subdivision of the Northeast quarter of the Northwest quarter of Section 31, Township 75 north, Range 43 west of the 5th PM described as follows: Commencing at a point on the street line which is north 48 deg.15 min. west, 134.5 feet from the northeast corner of said Outlot "A" and running thence south 41 deg. 45 min. west, 140.2 feet, thence north 8 deg. 5 min west, thence north 41 deg. 45 min east, 103.6 feet to the street line, thence alont the street line south 48 deg. 15 min east 44 feet to place of beginning.

Parcel No. 754331128012 Certificate No. 16-0008