CLERK RCVD
28 APR'20
AM 11:47

NOTICE TO REDEEM FROM TAX SALE

TO: Mary G. Reiling
Midland Funding LLC [Judgment in SCSC104274]
City of Council Bluffs, Iowa

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 HEREBY NOTIFIED that on June 19, 2017, the following described parcel, situated in Pottawattamie County, Iowa:

The East 1 foot of Lot 4; and the West 42 feet of Lot 3, Block 24, Brown's Subdivision to Council Bluffs, Pottawattamie County, Iowa

Parcel 754433282011 Tax Sale Certificate No. 17-0496

was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes 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 M4K-4078 LLC and Mutual of Omaha Bank, and that the right of redemption will expire and a deed to the said parcel will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Dated April 23, 2020

M4K-4078 LLC and Mutual of Omaha Bank

By: James E. Nervig

James E. Nervig, Attorney
Brick Gentry P.C.
6701 Westown Parkway, Suite 100
West Des Moines, IA 50266
Telephone: 515/274-1450

CLERK RCVD 28 APR 20 AM 11:36

NOTICE TO REDEEM FROM TAX SALE

TO: Mary E. Fisher
General Collection Company [Judgment in SCSC121844]
City of Council Bluffs, Iowa

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 HEREBY NOTIFIED that on June 19, 2017, the following described parcel, situated in Pottawattamie County, Iowa:

Lot 16, Block 16, Benson's 1st Addition to Council Bluffs, Pottawattamie County, Iowa

Parcel 754427157015 Tax Sale Certificate No. 17-0484

was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes 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 M3K-3075 LLC and Mutual of Omaha Bank, and that the right of redemption will expire and a deed to the said parcel will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Dated April 23, 2020

M3K-3075 LLC and Mutual of Omaha Bank

By: James E. Nervig

James E. Nervig, Attorney
Brick Gentry P.C.
6701 Westown Parkway, Suite 100
West Des Moines, IA 50266
Telephone: 515/274-1450

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

CLERK REC'D 21 APR 20 at 11:59

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

Nancy J. Mowery 211 Linden Ave Council Bluffs, IA 51503 - Owner
Person in Possession 211 Linden Ave Council Bluffs, IA 51503 - 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 County 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/Liesn
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 6/19/2017, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

Part of Lot 29 in Block 2, Lincoln Acres, an addition to Council Bluffs, Pottawattamie County, Iowa, described as follows: Beginning at the Northeast Corner of Lot 29 in Block 2, Lincoln Acres, thence 75 feet in a Westerly direction along the Northerly line of said Lot 29, thence 460 feet in a Southerly direction to a point 50 feet West of the Southeast Corner of said lot; thence 50 feet in an Easterly direction to said Southeast corner of said Lot; thence 463 feet Northerly along East line of said lot to place of beginning. a/k/a PARCEL # 754319401006 a/k/a 211 Linden Ave Council Bluffs, IA 51503 a/k/a Cert No. 17-0229

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 Lawler Capital, LLC c/o Stearns Bank NA as Custodian pursuant to said tax sale, which certificate is now lawfully held and owned by Lawler 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.

Lawler Capital, LLC c/o Stearns Bank NA as Custodian

By: _____

Mike Klemme (Member)
520 4th Street SW, Suite A
PO Box 506
Le Mars, Iowa 51031

Lawler Capital, LLC c/o Stearns Bank NA as Custodian
520 4th Street SW, Suite A
PO Box 506, Le Mars, Iowa 51031

Dear Recipient of Notice of Expiration of Right of Redemption:

You are receiving the enclosed Notice of Expiration of Right of Redemption because §447.9 of the Iowa Code requires you to receive mailed notice by virtue of the following claim(s) or interest(s) in the real estate, which is the subject of the tax sale. Your claim(s) or interest(s) is described as one of the following:

- ✓ You are the recorded owner.
- ✓ You are a party in possession of the real estate.
- ✓ You are the record holder of a judgment against one or more of the people named in the enclosed notice.
- ✓ You are the holder of a mortgage or other recorded security interest in the property which is subject to the tax certificate.
- ✓ You are the seller under a contract of sale covering the property which is subject to the tax certificate.
- ✓ You are the buyer under a contract of sale covering the property which is subject to the tax certificate.
- ✓ You have some other interest of record in the property.
- ✓ The City in which the property is located.
- ✓ Farm Service Agency, Farm tenants, whose farming at the legal description of property of;

Part of Lot 29 in Block 2, Lincoln Acres, an addition to Council Bluffs, Pottawattamie County, Iowa, described as follows: Beginning at the Northeast Corner of Lot 29 in Block 2, Lincoln Acres, thence 75 feet in a Westerly direction along the Northerly line of said Lot 29, thence 460 feet in a Southerly direction to a point 50 feet West of the Southeast Corner of said lot; thence 50 feet in an Easterly direction to said Southeast corner of said Lot; thence 463 feet Northerly along East line of said lot to place of beginning. a/k/a PARCEL # 754319401006 a/k/a 211 Linden Ave Council Bluffs, IA 51503

We hope this information will assist you in determining if you will take action with regard to redemption and will make it unnecessary for you to call us. To find out the redemption amount for this parcel, please contact your county treasurer's office and **use reference Pottawattamie 17-0229**. Thank you.

CLERK BOARD 21 APR'20 AM 11:59

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION FROM TAX SALE

TO: Roxanne M. Poorker
1301 Avenue C
Council Bluffs, IA 51501

The Person in whose Name the Following Described Property is Assessed

TO: Roxanne M. Poorker and Parties in Possession
1301 Avenue C
Council Bluffs, IA 51501

The Persons in Possession of the Following Described Property

You, and each of you, are notified that on the 18th day of June, 2018, the following described property, situated in Pottawattamie County, Iowa, to-wit:

Lot 1, in Block 10, Beer's Subdivision to the City of Council Bluffs, Pottawattamie County, Iowa,

which has a street address of 1301 Avenue C, Council Bluffs, Iowa 51501, Tax Parcel No. 754426480006, was sold by the County Treasurer of Pottawattamie County, Iowa, for the then unpaid and delinquent real estate taxes and/or special assessments against said property to GPF 15 LLC, and a Certificate of Purchase at Tax Sale, Certificate No. 18-0767, was duly issued to GPF 15 LLC by the Pottawattamie County Iowa Treasurer, pursuant to said sale, which Certificate is now lawfully held and owned by GPF 15 LLC, and that the right of redemption will expire and a Deed for said property will be executed and delivered unless redemption from said sale is made within ninety days from the completed service of this Notice.

DATED this 17th day of April, 2020.

GPF 15 LLC

BY: _____

Curtis J. Heithoff #2248
508 South 8th Street
Council Bluffs, Iowa 51501
Telephone: 712-325-0888
Email: cjheithoffcb@gmail.com

ITS ATTORNEY

Curtis J. Heithoff
ATTORNEY AT LAW
508 SOUTH 8TH STREET
Council Bluffs, Iowa 51501

(712) 325-0888
FAX (712) 325-0894

April 17, 2020

Council Bluffs City Clerk
209 Pearl Street
Council Bluffs, IA 51503

ATTN: Jodi Quakenbush

RE: Notice of Expiration of Right of Redemption from Tax Sale
1301 Avenue C, Council Bluffs, Iowa 51501

Dear Jodi:

Please find enclosed a Notice of Expiration of Right of Redemption from Tax Sale which I am sending to you as City Clerk on behalf of GPF 15 LLC, the holder of the Certificate of Purchase at Tax Sale at the 2018 Pottawattamie County Tax Sale for the property at 1301 Avenue C in Council Bluffs, Iowa, of which Roxanne M. Poorker is the owner. I will be sending this Notice to you by both regular and certified mail as due to the virus situation I won't be delivering it in person as I have in the past.

Let me know if you have any questions.

Very truly yours,

Curtis J. Heithoff

CJH/mee
Enclosure

CLERK RCVD 28 APR 20 9:10 AM

NOTICE TO REDEEM FROM TAX SALE

TO: Adam J. Brodahl a/k/a Adam Joshuah Brodahl
19096 Cathy Lane
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 Adam J. Brodahl a/k/a Adam Joshuah Brodahl, if any
19096 Cathy Lane
Council Bluffs, IA 51503

Parties in Possession of
19096 Cathy Lane
Council Bluffs, IA 51503

ABA Recovery Services, Inc., Assignee
Andy's Appliance Repair
c/o David A. Poore
421 W. Broadway, Ste. 306
Council Bluffs, IA 51503
Re: Iowa District Court in and for Pottawattamie County, Case No. SCSC115311, judgment filed November 20, 2017, vs. Adam Brodahl

Iowa Department of Human Services
Child Support Recovery Unit
300 W. Broadway, Ste. 32
Council Bluffs, IA 51501
Re: Iowa District Court in and for Pottawattamie County, Case No. DRCV106423, judgment filed December 21, 2011 vs. Adam Joshuah Brodahl, Respondent

Iowa Department of Revenue and Finance
1305 E. Walnut Street, #3000
Des Moines, IA 50319
Re: Iowa District Court in and for Pottawattamie County, Case No. DRCV106423, judgment filed December 21, 2011 vs. Adam Joshuah Brodahl, Respondent

State of Iowa, Iowa Attorney General
1305 E. Walnut Street
Des Moines, IA 50319
Re: Iowa District Court in and for Pottawattamie County, Case No. DRCV106423, judgment filed December 21, 2011 vs. Adam Joshuah Brodahl, Respondent

State of Iowa, Pottawattamie County Attorney
227 S. 6th Street
Council Bluffs, IA 51501
Re: Iowa District Court in and for Pottawattamie County, Case No. DRCV106423, judgment filed December 21, 2011 vs. Adam Joshuah Brodahl, Respondent

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 19th day of June, 2017, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

LEGAL DESCRIPTION: A parcel of land located in part of Lots 10 and 11 of an Auditor's Subdivision of Lots 2 and 3 of an Auditor's Subdivision of the SW ¼ SW ¼ and of Lot 3 of an Auditor's Subdivision of the NW ¼ SW ¼ of Section 17, Township 75 North, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, and in part of Lot 25, Crestwood Acres, an Auditor's Subdivision of part of said Section 17 and also, Tract C of Lot 27 of said Crestwood Acres, said parcel of land being more fully described as follows: Commencing at the intersection of the North line of the SW ¼ SW ¼ of said Section 17 with the East line of said Lot 11; thence S 0°11'45" E along the East line of said Lot 11 a distance of 111.42 feet; thence S 0°25'45" W along said East line of Lot 11 a distance of 49.85 feet to the point of beginning; thence continuing S 0°25'45" W along said East line of Lot 11 a distance of 35.00 feet to the Northwest corner of said Tract C; thence S 88°04'05" E along the North line of said Tract C a distance of 98.32 feet to the Northeast corner of said Tract C; thence S 0°14'30" E along the East line of said Tract C a distance of 67.45 feet to the Southeast corner of said Tract C; thence S 19°28'20" E along the Northeasterly line of said Lot 25 a distance of 13.11 feet; thence S 54°09'00" W a distance of 240.03 feet to a point on the Northerly right-of-way line of Cathy Lane; thence N 48°30'00" W along said Northerly right-of-way line of Cathy Lane a distance of 39.00 feet to a point on the East line of said Lot 10; thence N 51°27'20" W along said Northerly right-of-way line of Cathy Lane a distance of 110.65 feet; thence N 51°42'50" E a distance of 264.55 feet to the point of beginning. NOTE: The Northeasterly line of said Lot 25 is assumed to bear S 19°28'20" E for this description.

DISTRICT: 022 PARCEL NO. 7543 17 352 004
CERTIFICATE NO. 17-0184

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 ACC113, LLC and that the right of redemption will expire and a deed to the said parcel will be made to ACC113, 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 20th day of April, 2020.

ACC113, 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.

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION
Lost Nation Capital, LLC c/o Stearns Bank NA As Custodian

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

Michael S. Porter 1125 Loveland Dr. Omaha, NE 68114 - Owner
Sarah M. Porter 1125 Loveland Dr. Omaha, NE 68114 - 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 County 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/Liesn
Michael S. Porter 107 S. 9th St. Council Bluffs, IA 51501 - Owner
Sarah M. Porter 107 S. 9th St. Council Bluffs, IA 51501 - Owner
Francisco N. Guardado 107 S. 9th St. Council Bluffs, IA 51501 - Contract Holder
Person in Possession 107 S. 9th St. Council Bluffs, IA 51501 - Person in Possession
Fancisco N. Guardado 1607 Little John Cir #9 Council Bluffs, IA 51503 - Contract Holder
Veridian Credit Union 2040 W. Broadway Council Bluffs, IA 51501 - Case LACV119044
TF 18 CCSB POB 12282 Des Moines, IA 50312 - Interested Party
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 6/19/2017, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

The South 40 feet of the West 29 feet of Lot 4 in Block 5 and the South 40 feet of Lot 5 in Block 5, Bayliss Second Addition to the City of Council Bluffs, Pottawattamie County, Iowa a/k/a PARCEL # 754436106008 a/k/a 107 S. 9th St. Council Bluffs, IA 51501 a/k/a Cert No. 17-0250

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 Lost Nation Capital, LLC c/o Stearns Bank NA As Custodian pursuant to said tax sale, which certificate is now lawfully held and owned by Lost Nation 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.

Lost Nation Capital, LLC c/o Stearns Bank NA As Custodian

By: _____

Mike Klemme (Member)
520 4th Street SW, Suite A
PO Box 506
Le Mars, Iowa 51031

Lost Nation Capital, LLC c/o Stearns Bank NA As Custodian
520 4th Street SW, Suite A
PO Box 506, Le Mars, Iowa 51031

Dear Recipient of Notice of Expiration of Right of Redemption:

You are receiving the enclosed Notice of Expiration of Right of Redemption because §447.9 of the Iowa Code requires you to receive mailed notice by virtue of the following claim(s) or interest(s) in the real estate, which is the subject of the tax sale. Your claim(s) or interest(s) is described as one of the following:

- ✓ You are the recorded owner.
- ✓ You are a party in possession of the real estate.
- ✓ You are the record holder of a judgment against one or more of the people named in the enclosed notice.
- ✓ You are the holder of a mortgage or other recorded security interest in the property which is subject to the tax certificate.
- ✓ You are the seller under a contract of sale covering the property which is subject to the tax certificate.
- ✓ You are the buyer under a contract of sale covering the property which is subject to the tax certificate.
- ✓ You have some other interest of record in the property.
- ✓ The City in which the property is located.
- ✓ Farm Service Agency, Farm tenants, whose farming at the legal description of property of;

The South 40 feet of the West 29 feet of Lot 4 in Block 5 and the South 40 feet of Lot 5 in Block 5, Bayliss Second Addition to the City of Council Bluffs, Pottawattamie County, Iowa a/k/a PARCEL # 754436106008 a/k/a 107 S. 9th St. Council Bluffs, IA 51501

We hope this information will assist you in determining if you will take action with regard to redemption and will make it unnecessary for you to call us. To find out the redemption amount for this parcel, please contact your county treasurer's office and **use reference Pottawattamie 17-0250**. Thank you.