

NOTICE TO REDEEM FROM TAX SALE

TO: Johann Nikolaus Guido Franciskus Becker and any unknown heirs, devisees, grantees, assignees, successors in interest, and claimants
20425 Concord Loop
Council Bluffs, IA 51503

Unknown Spouse of Johann Nikolaus Guido Franciskus Becker, if any
20425 Concord Loop
Council Bluffs, IA 51503

Parties in Possession of
20425 Concord Loop
Council Bluffs, IA 51503

Johann Nikolaus Guido Franciskus Becker and any unknown heirs, devisees, grantees, assignees, successors in interest, and claimants
P.O. Box 1821
Council Bluffs, IA 51502

Unknown Spouse of Johann Nikolaus Guido Franciskus Becker, if any
P.O. Box 1821
Council Bluffs, IA 51502

Daniel Joseph Kessler
5062 South 108th St #197
Omaha, NE 68137

RE: Solar Easement dated June 8, 2016, filed June 8, 2016 in Book 2016, Page 07615 of the records of Pottawattamie County, Iowa.

RE: Wind Energy Easement dated June 8, 2016, filed June 8, 2016 in Book 2016, Page 07616 of the records of Pottawattamie County, Iowa.

Council Bluffs City Clerk
c/o City Hall
209 Pearl Street, Ste. 102
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 18th day of June, 2018, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

A Parcel of land located in part of the NE 1/4 NW 1/4 and part of NW 1/4 NE 1/4 in Section 9, Township 74 North, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, described as follows: Commencing at the N 1/4 corner of said Section 9-74-43, thence S0°52'30"W 272.68 feet to the point of beginning, thence S0°03'08"W 54.64 feet, thence S89°30'00"E 561.38 feet, thence N3°32'37"E 296.80 feet to a point on the South R.O.W. of U.S. Highway 92, thence along said R.O.W. the following courses: N88°14'02"W 217.88 feet, S74°59'50"W 381.20 feet, N83°47'38"W 200.87 feet; thence S 34°24'27"W 214.49 feet to a point 33 feet Easterly from the centerline of a county road (Concord Lamp Road), thence along said R.O.W. S25°09'15"W 14.00 feet, thence departing said R.O.W. N86°01'22"E 334.00 feet to the point of beginning. Said parcel excluding any public R.O.W. NOTE: Bearings are assumed and based on a survey plat completed by Nance Engineering dated 12/20/67.

DISTRICT: 049

PARCEL NO. 744309201001

CERTIFICATE NO. 18-0486

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 ACC355, LLC AND DUTRAC and that the right of redemption will expire and a deed to the said parcel will be made to ACC355, LLC AND DUTRAC, 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 18 day of May, 2021.

ACC355, LLC AND DUTRAC

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@cwcmllaw.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.