



Tina M Bertrand
Treasurer of Woodbury County
Property Tax
822 Douglas Street Suite 102
Sioux City, IA 51101
712-279-6495

October 26, 2023

RE: Request for Approval of Refund/Abatement of taxes

Dear Board of Supervisors,

The following refund needs approved due to a court order for this property:

*8843 33 351 004 (315 E Main St-Anthon) owned by Allen Frease. This property was abandoned by Allen Frease and had delinquent taxes that went to tax sale. The City of Anthon is taking deed to this property and demolishing the property. The court order states to cancel the Tax Sale Certificate #2021-548 and reimburse the tax certificate investor. The refund of \$1457.00 needs to be issued to Britt Capital LLC.

I am also asking your permission to abate the taxes that were paid by the investor of \$1457.00. The City of Anthon will pay the current taxes due for September 2023 & March 2024. Court order is included with this request.

Thank you for your time,

A handwritten signature in cursive script that reads "Janet L. Trimpe".

Janet L. Trimpe
Woodbury County Tax Deputy

IN THE IOWA DISTRICT COURT FOR WOODBURY COUNTY

CITY OF ANTHON,)	CASE NO.: EQCV210558
)	
Petitioner,)	
)	
vs.)	ORDER FOR DEFAULT
)	JUDGMENT
ALLEN FREASE, THE STATE OF IOWA,)	
and BRITT CAPITAL, LLC,)	
)	
Respondents.)	

This matter comes before the Court on the Petitioner, City of Anthon’s Application for Default and Judgment on Default. The Court, having reviewed the file, FINDS:

1. Petitioner filed its Petition for Title to Abandoned Real Property on July 31, 2023.
2. All Respondents were properly served.
3. No answer or other responsive pleading was filed by Respondents Allen Frease or Britt Capital, LLC.
4. Respondent State of Iowa filed a response and consent to entry of this decree and order.
5. Pursuant to Rule 1.972(3), Petitioner served a Notice of Intent to File Written Application for Default on all Respondents by placing the Notice in the U.S. Mail, and more than ten (10) days have expired since the mailing of the Notice of Intent to File Written Application for Default.
6. To date, the Respondents other than the State of Iowa have not answered or otherwise pled to the Petition.
7. The verified Petition supports a finding of abandonment under Iowa Code §

657A.10B(4).

6. Judgment should be entered in Petitioner City of Anthon's favor awarding title to the subject property to the Petitioner City of Anthon.

IT IS NOW DECREED AND ORDERED

1. That the property located at 315 E Main St., Anthon, Woodbury County, Iowa 51004 and legally described as:

Lot Seven (7) in Block Eight (8) of Anthon, in the County of Woodbury, and State of Iowa.

has been abandoned.

2. Pursuant to Iowa Code § 657A.10B, this Court awards title to the above-described property to the City of Anthon free and clear of any claims, liens, or encumbrances.

3. The Treasurer of Woodbury County, Iowa shall return the tax certificate amount to Britt Capital, LLC and to any other tax certificate holder upon entry of this Order and cancel the past due taxes.

Clerk to notify.

657A.10B(4).

6. Judgment should be entered in Petitioner City of Anthon's favor awarding title to the subject property to the Petitioner City of Anthon.

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2. Pursuant to Iowa Code § 657A.10B, this Court awards title to the above-described property to the City of Anthon free and clear of any claims, liens, or encumbrances.

3. The Treasurer of Woodbury County, Iowa shall return the tax certificate amount to Britt Capital, LLC and to any other tax certificate holder upon entry of this Order and cancel the past due taxes.

Clerk to notify.