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6/9/24

WOODBURY COUNTY, IOWA

RESOLUTION # 14,048

RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, the City of Sioux City, Iowa is the titleholder of real estate Parcel located in Woodbury County, Iowa and legally described as follows:

Parcel # 8947 35 462 013 (3815 Peters Ave)

City of Sioux City – Stones Ex N 2.8 Ft W 50 Ft Lot 5 & W 50 Ft Lot 6 Blk 8

WHEREAS, the above-stated property has an unpaid balance of taxes owing, and the parcel is owned by the City of Sioux City; and

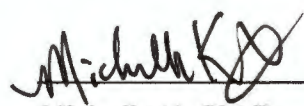
WHEREAS, the City of Sioux City, Woodbury County, Iowa, is failing to immediately pay the taxes due; and

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes; and

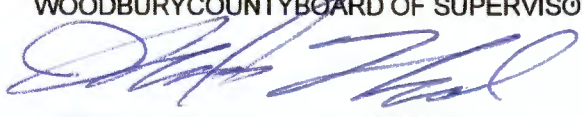
NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel(s) according to the court order, case # EQCV225283, and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 9th day of June 2026.

ATTEST:



Michelle K. Skaff
Woodbury County Auditor/Recorder

WOODBURY COUNTY BOARD OF SUPERVISORS


Mark E. Nelson
Chairman

8947 35 462 013

IN THE IOWA DISTRICT COURT IN AND FOR WOODBURY COUNTY

<p>CITY OF SIOUX CITY,</p> <p>Petitioner,</p> <p>v.</p> <p>BENEDIC PAVEL, deceased; PAVEL BENEDIC, deceased; WOODBURY COUNTY, IOWA; and ACC 1288, LLC;</p> <p>Respondents.</p>	<p>CASE NO. EQCV225283</p> <p>ORDER</p>
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BEFORE THE COURT is an Application for Judgment filed by Petitioner City of Sioux City.

The Court finds that his case is based on a property located at 3815 Peters Avenue, Sioux City, Iowa, the legal description of which is as follows:

The West Fifty (W 50) Feet of the South One Hundred (S 100) Feet of Lots Five (5) and Six (6) in Block Eight (8), Stone's Addition to Sioux City, in the County of Woodbury and State of Iowa.

hereinafter the "property" or the "property at issue."

The Court finds that Respondent Benedic Pavel a/k/a Pavel Benedic is deceased, and in the alternative, that said Respondent was adequately served by publication.

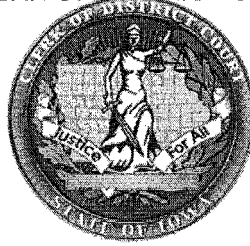
The Court further finds that Respondents Woodbury County, Iowa, and ACC 1288, LLC have been served with process, and that their time to appear and respond has passed.

The Court further finds that the property at issue is abandoned, within the meaning of Iowa Code sections 657A.1(1) and 657A.10B(4), for the reasons stated in the Application for Judgment.

IT IS THEREFORE ORDERED AS FOLLOWS:

1. All of the above.
2. Judgment is hereby entered in favor of the City and against the Respondents on the Second Amended Petition.
3. Title to the property at issue is hereby awarded to the City free and clear of all liens and encumbrances pursuant to Iowa Code section 657A.10B(5).
4. The Woodbury County Treasurer is hereby ordered to cancel tax certificate #2024-0116, refund any monies paid by Respondent ACC 1288, LLC pertaining to the property at issue, and abate all delinquent and back taxes due and owing on the property at issue.

SO ORDERED.



State of Iowa Courts

Case Number
EQCV225283
Type:

Case Title
CITY OF SIOUX CITY V. PAVEL, BENEDIC ET AL
ORDER FOR JUDGMENT

So Ordered

A handwritten signature in cursive script that reads "James N. Daane". The signature is written in black ink and is positioned above a horizontal line.

James N. Daane, District Court Judge,
Third Judicial District of Iowa

Electronically signed on 2026-04-27 16:28:42



Woodbury County - Treasurer
 822 Douglas St. Suite 102
 Sioux City, IA 51101
 (712) 279-6495

Tax Charge Information Sheet

Interest Date: 06/03/2026

SIOUX CITY CITY OF
 PO BOX 447
 405 6TH ST
 SIOUX CITY, IA 51102

Parcel Number: 894735462013 **Situs:** 3815 PETERS AVE
Owner: SIOUX CITY CITY OF **Legal:** STONES EX N 2.8 FT W 50 FT LOT 5 & W 50 FT LOT 6 BLK 8

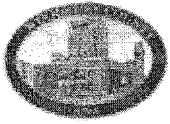
Taxes Due							
Year	Type	Bill Number	Tax	Interest	Penalty	Additional Costs	Total Due
2024	Tax	034940	\$3,672.00	\$331.00	\$0.00	\$4.00	\$4,007.00
Total Taxes Due for Parcel Number 894735462013:			\$3,672.00	\$331.00	\$0.00	\$4.00	\$4,007.00

Tax Sale							
	Date	Certificate#	Tax	# of Months	Interest	Service Fee	Total Due
Tax Sale	06/17/2024	2024-0116	\$1,881.00	25	\$941.00	\$0.00	\$2,822.00
Subsequent Charge	11/19/2024	2024-0116	\$1,817.00	20	\$727.00	\$0.00	\$2,544.00
Subsequent Charge	05/16/2025	2024-0116	\$1,821.00	14	\$510.00	\$0.00	\$2,331.00
Total To Redeem for Certificate Number 2024-0116:			\$5,519.00		\$2,178.00	\$0.00	\$7,697.00

Total Due for Parcel Number 894735462013: \$11,704.00

Tax Charge Summary for 1 Parcel

Total Unpaid Charges:	
Total Due:	\$4,007.00
Total Unpaid Tax Sale Certificates:	\$7,697.00
Grand Total Unpaid:	\$11,704.00



Woodbury County Iowa

**Certificate of purchase at tax sale number 2024-0116
Treasurer's Office, Woodbury County, State of Iowa**

I, Tina M. Bertrand, Treasurer, do hereby certify that on 17 June 2024, at the Regular tax sale publicly held on that date, the following property situated in Woodbury County was sold to:

ACC 1288 LLC
PO BOX 71036
2135 NW 108TH ST
CLIVE, IA 50325-3704

For the amount of taxes, interest and costs due and remaining unpaid.

Taxed To: SIOUX CITY CITY OF
Address: 3815 PETERS AVE

Tax District: 0087 - SIOUX CITY LL SIOUX
CITY COMM

Legal: STONES EX N 2.8 FT W 50 FT LOT 5 & W
50 FT LOT 6 BLK 8

Parcel: 894735462013

BILL NUMBER	TYPE	YEAR	FIRST HALF	SECOND HALF	INTEREST	COSTS	TOTAL
047187	Tax	2022	\$0.00	\$1,777.00	\$80.00	\$4.00	\$1,861.00

TAX SALE SUBTOTAL:	\$1,861.00
CERTIFICATE FEE:	\$20.00
TAX SALE TOTAL:	\$1,881.00

.....
This bid was for a 100.00% interest in the property.
.....

Witness my hand
June 17, 2024

Tina M. Bertrand, Treasurer
Woodbury County, Iowa

Assignment: For the payment of \$ _____ As per agreement, I hereby assign all rights, title and interest in this certificate to:

Tax ID _____

Date: _____
2024-0116

Assignor: _____

WOODBURY COUNTY, IOWA

RESOLUTION # _____

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