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6/9/26

WOODBURY COUNTY, IOWA

RESOLUTION # 14,050

RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, Yes Homesales Exp is the titleholder of a mobile home

VIN # XGA226822 located in Woodbury County, Iowa and legally described as follows:

VIN # XGA226822 Year/Model 1972 New Moon

WHEREAS, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Yes Homesales Exp.

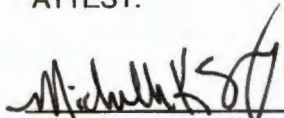
WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

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 mobile home according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 9 day of June, 2026.

ATTEST:



Michelle K. Skaff

Woodbury County Auditor/Recorder

WOODBURY COUNTY BOARD OF SUPERVISORS



Mark E. Nelson

Chairman

IN THE IOWA DISTRICT COURT FOR WOODBURY COUNTY

TALLVIEW TERRACE,

Plaintiff,

v.

KELSEY MAE IREY, JAMES CHAPMAN  
Defendants.

Case No. SCCV197510

**ORDER**

**THE COURT FINDS THAT** this matter came on for hearing on July 29, 2021, as scheduled. The Plaintiff appeared through counsel. The Defendant did not appear, either personally or through any representative. The Court Attendant called Defendant's name. No third party asserted a claim to the property in question. The Court reviewed the file and documents provided by the Plaintiff and finds that an order of abandonment should be entered in favor of the Plaintiff.

**IT IS NOW ORDERED** that a judgment is entered in favor of the Plaintiff and against the Defendant as follows:

1. The mobile home owned by Kelsey Mae IreY and James Chapman, located at 3290 N Martha St, Lot 193, Sioux City, Iowa, has been abandoned on the Plaintiff's property.
2. Pursuant to Iowa Code Section 555B.9, the Plaintiff is entitled to sell, dispose of, or retain the abandoned property. Proceeds from any sale will be allocated in accordance with Section 555B.9(3). Retention shall discharge this judgment for abandonment and any tax lien that may exist, pursuant to 555B.9(4).
3. No further notice to the Defendant or the Woodbury County Treasurer is required.

Appeal bond set in the amount of \$1,500.00.

# Tax Charge Information Sheet

Interest Date: 06/03/2026



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

YES HOMESALES EXP LLC  
 3290 N MARTHA ST LOT 203  
 SIOUX CITY, IA 51105

**Parcel Number:** XGA226822      **Situs:**  
**Owner:** YES HOMESALES EXP LLC      **Legal:** NEW MOON 1972 Title #970151767 Park: 004 - 3290 N MARTHA ST-  
 TALLVIEW Lot 193

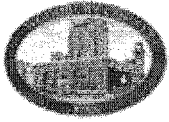
<b>Taxes Due</b>		<b>Bill Number</b>	<b>Tax</b>	<b>Interest</b>	<b>Penalty</b>	<b>Additional Costs</b>	<b>Total Due</b>
<b>Year</b>	<b>Type</b>						
2023	Tax	003139	\$138.00	\$87.00	\$0.00	\$4.00	\$229.00
2024	Tax	004159	\$138.00	\$62.00	\$0.00	\$4.00	\$204.00
2025	Tax	005651	\$138.00	\$38.00	\$0.00	\$4.00	\$180.00
2026	Tax	006906	\$138.00	\$12.00	\$0.00	\$4.00	\$154.00
<b>Total Taxes Due for Parcel Number XGA226822:</b>			<b>\$552.00</b>	<b>\$199.00</b>	<b>\$0.00</b>	<b>\$16.00</b>	<b>\$767.00</b>

<b>Tax Sale</b>		<b>Date</b>	<b>Certificate#</b>	<b>Tax</b>	<b># of Months</b>	<b>Interest</b>	<b>Service Fee</b>	<b>Total Due</b>
County Held		06/20/2022	2022-00771	\$546.00	49	\$535.00	\$0.00	\$1,081.00
<b>Total To Redeem for Certificate Number 2022-00771:</b>				<b>\$546.00</b>		<b>\$535.00</b>	<b>\$0.00</b>	<b>\$1,081.00</b>

**Total Due for Parcel Number XGA226822: \$1,848.00**

### Tax Charge Summary for 1 Parcel

Total Unpaid Charges:	
Total Due:	<b>\$767.00</b>
Total Unpaid Tax Sale Certificates:	<b>\$1,081.00</b>
<b>Grand Total Unpaid:</b>	<b>\$1,848.00</b>



**Woodbury County Iowa**

**Certificate of purchase at tax sale number 2022-0771  
Treasurer's Office, Woodbury County, State of Iowa**

I, Tina M. Bertrand, Treasurer, do hereby certify that on 20 June 2022, at the Public Bidder tax sale publicly held on that date, the following property situated in Woodbury County was sold to:

WOODBURY COUNTY  
620 DOUGLAS ST  
SIOUX CITY, IA 51101

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

**Taxed To:** YES HOMESALES EXP LLC

**Tax District:** 0087 - SIOUX CITY LL SIOUX CITY COMM

**Address:**

**Legal:** NEW MOON 1972 Title #97AF11089 Park:  
004 - 3290 N MARTHA ST-TALLVIEW Lot

**Parcel:** XGA226822

BILL NUMBER	TYPE	YEAR	FIRST HALF	SECOND HALF	INTEREST	COSTS	TOTAL
001109	Tax	2020	\$69.00	\$69.00	\$54.00	\$0.00	\$192.00
003116	Tax	2021	\$69.00	\$69.00	\$38.00	\$4.00	\$180.00
003111	Tax	2022	\$69.00	\$69.00	\$12.00	\$4.00	\$154.00

TAX SALE SUBTOTAL:	\$526.00
CERTIFICATE FEE:	\$20.00
TAX SALE TOTAL:	\$546.00

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

Witness my hand  
June 20, 2022

\_\_\_\_\_  
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: \_\_\_\_\_  
2022-0771

Assignor: \_\_\_\_\_

INVENTORY #193

# JUNKING CERTIFICATE

Certificate No. **970151767**

County **Woodbury**

Issue Date **05/13/2026**

VIN **XGA226822**

Type **Mobile Home**

Year	1972	Make	New Moon	Model		Style	Mobile Home
Cyl.		Fuel		Weight		GVWR	
Color	Brown / Cream			LP.		Sq. Ft.	868

Owner(s)

**YES Homesales Exp LLC  
3290 Martha St Trlr 203  
Sioux City IA 511052230**

	Fee	Penalty
Title Fees	\$0.00	\$0.00
Totals	\$0.00	\$0.00

Prev. Title No./ST **97AF11089 / IA**

Date of Sale: \_\_\_\_\_  
 Buyer: \_\_\_\_\_  
 Buyer's Address: \_\_\_\_\_  
 Seller's Signature: \_\_\_\_\_

**NOTE:**

The person or persons who obtained the first Junking Certificate are the only persons allowed to request the title to this vehicle to be reinstated. After the 14 days, NO FURTHER TITLING OF THIS VEHICLE IS ALLOWED, except if the vehicle is 25 years old or older, the owner may make application for a title under the bonding procedure as provided in section 321.24.

Witness My Hand

Tina M Bertrand  
County Treasurer

By: *Tina Guerrero* Deputy

TGUE



**WOODBURY COUNTY, IOWA**

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