

6/9/26
#6

QUIT CLAIM DEED

TAX STATEMENT ADDRESS & RETURN ADDRESS:
Benjamin Hoffman
125 Market Street
Sioux City, IA 51103

KNOW ALL MEN BY THESE PRESENTS:

That Woodbury County, Iowa, pursuant to a resolution of the Board of Supervisors of Woodbury County, Iowa in consideration of the sum of Six Hundred Twenty-seven Dollars & 00/100 (\$627.00) dollars to the County Treasurer of Woodbury County, Iowa, by Benjamin Hoffman of Woodbury County and State of Iowa, does hereby Quit Claim unto the said Benjamin Hoffman all of the rights, title, and interest of Woodbury County, Iowa, in the following described premises, situated in the County of Woodbury and State of Iowa. To wit:

Parcel #894729406018

Lot Eighteen (18) & the East 1/2 of Lot Nineteen (19) Block Nineteen (19) Sioux City Addition to Sioux City, in the County of Woodbury and State of Iowa (121 Market Street)

(EXEMPT FROM DECLARATION OF VALUE PER SECTION 428A.2(6) CODE OF IOWA)

Signed this 9th Day of June, 2026.

WOODBURY COUNTY, IOWA
[Signature]
BY: _____
Mark E. Nelson, Chairman
Board of Supervisors of
Woodbury County, Iowa

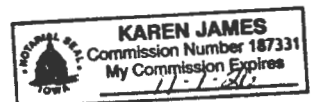
STATE OF IOWA)
)
WOODBURY COUNTY, IOWA) SS.

Be it remembered that on this **9th Day of June A.D. 2026** before me, **Karen James**, a Notary Public in and for Woodbury County, Iowa, personally appeared **Mark E. Nelson**, Chairman of the Board of Supervisors of Woodbury County, Iowa, to me known to be the person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed for and on behalf of Woodbury County, Iowa.

Karen James

Notary Public in and for Woodbury County, Iowa

Prepared By: Heather Satterwhite, Executive Secretary
Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, IA 51101
712-279-6525



**RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA:
RESOLUTION #14,051**

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa, that the offer at public auction of:

By Benjamin Hoffman in the sum of Six Hundred Twenty-seven Dollars & 00/100 (\$627.00)-----dollars.

For the following described real estate, To Wit:

Parcel #894729406018

**Lot Eighteen (18) & the East ½ of Lot Nineteen (19) Block Nineteen (19) Sioux City Addition to Sioux City, in the County of Woodbury and State of Iowa
(121 Market Street)**

Now and included in and forming a part of the City of Sioux City, Iowa, the same is hereby accepted: said Amount being a sum LESS than the amount of the general taxes, interests, costs and penalties against the said Real Estate.

BE IT RESOLVED that payment is due by close of business on the day following passage of this resolution or Woodbury County may declare the sale is null and void and/or seek legal remedies to enforce the sale.

BE IT RESOLVED that per Code of Iowa Section 569.8(3 & 4), a parcel the County holds by tax deed shall not be assessed or taxed until transferred and upon transfer of a parcel so acquired gives the purchaser free title as to previously levied or set taxes. Therefore, the County Treasurer is requested to abate any taxes previously levied or set on this parcel(s).

BE IT FURTHER RESOLVED that the Chairman of this Board be and he is hereby authorized to execute a Quit Claim Deed for the said premises to the said purchaser.

SO DATED this 9th Day of June, 2026.



Mark E. Nelson,
Chairman of the Board of
Supervisors of Woodbury County, Iowa

CERTIFICATE OF AUDITOR

I hereby certify that the above and foregoing resolution was duly and legally passed by the Board of Supervisors of Woodbury County, Iowa and properly journalized in the minutes thereof on the 9th Day of June, 2026.



Michelle K. Skaff, P.h.D
Secretary of the Board of Supervisors
Woodbury County, Iowa and County Auditor

RESOLUTION

NOTICE OF PROPERTY SALE

Parcels #894729406018

WHEREAS Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**Lot Eighteen (18) & the East ½ of Lot Nineteen (19) Block Nineteen (19) Sioux City Addition to Sioux City, in the County of Woodbury and State of Iowa
(121 Market Street)**

NOW THEREFORE,

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on
The **9th Day of June, 2026 at 4:35 o'clock p.m.** in the basement of the
Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a
public auction to be held on the **9th Day of June, 2026**, immediately
following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest
bidder at or above a **total minimum bid of \$627.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale"
and except for this subparagraph 4 be published as notice of the
aforesaid proposal, hearing and sale.

Dated this 26th Day of May, 2026.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Michelle K. Skaff, Ph.D.
Woodbury County Auditor
and Recorder

Mark E. Nelson, Chairman

REQUEST FOR MINIMUM BID

Name: Antonio Garcia

Date: 1/29/25

Address: 125 Market St.

Phone: 712-710-2375

Address or approximate address/location of property interested in:

121 Market St.

GIS PIN # 894729406018

This portion to be completed by Board Administration

Legal Description:

Lot 18 3/4 tr E 1/2 Lot 19
Block 19 Sioux City Addition,
Woodbury County, Iowa

Tax Sale #/Date: #1328 6/18/07

Parcel #

Tax Deeded to Woodbury County on: 12/23/25

any

Current Assessed Value: Land \$8,700 Building 0 Total \$8,700

Approximate Delinquent Real Estate Taxes: \$16,552

Approximate Delinquent Special Assessment Taxes: \$15,354

*Cost of Services: \$127

Inspection to: Daw Bittinger

Date: 1/29/25

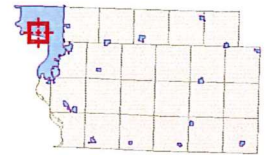
Minimum Bid Set by Supervisor: \$500 David A. Peterson Total: \$627

Date and Time Set for Auction: Tuesday, June 9th @ 4:30 p.m.

* Includes: Abstractors costs; Sheriff's costs; publishing costs, and mailing costs.



Overview



Legend

-  Roads
-  Corp Boundaries
-  Townships
-  Parcels

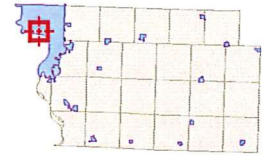
Parcel ID	894729406018	Alternate ID	5236	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	121 MARKET ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	SIOUX CITY ADDN LOT 18 & E 1/2 LOT 19 BLK 19				
	(Note: Not to be used on legal documents)				

Date created: 5/21/2026
 Last Data Uploaded: 5/20/2026 10:02:25 PM

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894729406018	Alternate ID	5236	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	121 MARKET ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	SIOUX CITY ADDN LOT 18 & E 1/2 LOT 19 BLK 19				
	(Note: Not to be used on legal documents)				

Date created: 5/21/2026
 Last Data Uploaded: 5/20/2026 10:02:25 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL