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**THIS PAGE INCLUDED FOR INDEXING**

**PAGE DOWN FOR BALANCE OF INSTRUMENT**

RETURN TO:

Douglas County Treasurer  
Dennis Bookstool  
DTREI

CHECK NUMBER

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**Richardson-Severn Law, PLLC**

P.O. Box 1567  
Council Bluffs, IA 51502  
712-566-9880  
Richardson-SevernLaw@cox.net

August 22, 2017

Office of the Douglas County Treasurer  
Attn: Dennis Rookstool  
1819 Farnam Street, Room H03  
Omaha, NE 68183

Re: Application for Treasurer's Tax Deed, Certificate No. 14-00309

Dear Mr. Rookstool:

I am hereby requesting that the Treasurer issue and deliver a tax deed in Omaha Municipal Land Bank with regard to Tax Sale Certificate No. 14-00309. The property is commonly known as 2334 South 20th Street, Omaha, NE 68108, and legally described as:

The South 40.3 feet of Lots 17 and 18, Block 3, in Campbell's Addition to the City of Omaha, in Douglas County, Nebraska.

I am enclosing my Affidavit in support of this request, with all attachments, evidencing compliance with the requirements for the issuance of the tax deed. If you require further information, please contact me at 712-566-9880. Thank you very much.

Very truly yours,

Lilly Richardson-Severn

Prepared by and return to: Lilly Richardson-Severn, Richardson-Severn Law, PLLC, PO Box 1567, Council Bluffs, IA 51502

**AFFIDAVIT**

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF SARPY            )

Lilly A. Richardson-Severn, being first duly sworn upon oath deposes and states as follows:

1. I am the attorney for Omaha Municipal Land Bank, and have knowledge of the facts related herein.

2. The property is commonly described as 2334 South 20<sup>th</sup> Street, Omaha, NE 68108, and legally described as The South 40.3 feet of Lots 17 and 18, Block 3, in Campbell's Addition to the City of Omaha, in Douglas County, Nebraska.

3. Omaha Municipal Land Bank is the owner and holder of Tax Sale Certificate No. 14-00309, which was issued on or about March 3, 2014. All interest in the Certificate was assigned to Omaha Municipal Land Bank. A copy of the Tax Sale Certificate and Assignment are attached hereto as Exhibit "A" and incorporated herein.

4. The original Tax Sale Certificate is held by the Treasurer of Douglas County.

5. Omaha Municipal Land Bank ordered a title company to conduct the title search of the above property, which title search is attached hereto as Exhibit "B" and incorporated herein. The title search was completed to determine all persons and entities with an interest in the property, the person in whose name the title to the real property appears of record, and every encumbrancer of record, who are entitled to notice pursuant to Neb. Rev. Stat. § 77-1832.

6. Omaha Municipal Land Bank as purchaser of Tax Sale Certificate, served, or caused to be served a Notice of Application for Tax Deed pursuant to Neb. Rev. Stat. § 77-1831 to all persons and entities with an interest in the property, the person in whose name the title to the real property appears of record, and every encumbrancer of record, who were entitled to notice. The

notice was served more than three (3) months prior to the Application for treasurer's tax deed. The original certified mail return receipts, the return of services and envelopes are attached hereto as Exhibit "C" and incorporated herein, all attached pursuant to Neb. Rev. Stat. § 77-1833.

7. Omaha Municipal Land Bank caused the notice to be served by publication in accordance with Neb. Rev. Stat. §§ 77-1834 and 77-1835 in The Daily Record, a newspaper published in Douglas County, Nebraska and having a general circulation in Douglas County, which notice was published for three consecutive weeks, with the last publication not being less than three months prior to the Application for the tax deed. Proof of publication by affidavit of the publisher, manager or other employee of The Daily Record is attached hereto as Exhibit "D" and incorporated herein.

8. To the knowledge of the undersigned, all conditions required by statute effective and in existence at the time of the issuance of the Tax Sale Certificate identified herein have been complied with in order that the Treasurer of Douglas County may issue a treasurer's deed in favor of Omaha Municipal Land Bank.

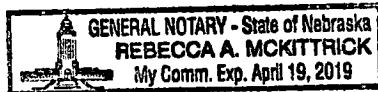
FURTHER AFFIANT SAYETH NOT.

Omaha Municipal Land Bank



Lilly A. Richardson-Severn, #25625  
Richardson-Severn Law, PLLC  
PO Box 1567  
Council Bluffs, IA 51502  
PHONE: 712-566-9880  
Richardson-SevernLaw@cox.net

Subscribed in my presence and sworn to before me this 19 day of August, 2017 by Lilly A. Richardson-Severn.

  
Notary Public

14-00309

PUBLIC SALE

**COUNTY TREASURER'S CERTIFICATE OF TAX SALE**STATE OF NEBRASKA  
COUNTY OF DOUGLAS

I, JOHN W. EWING, JR. Treasurer of the County of Douglas, in the State of Nebraska,  
do hereby certify that the following described Real Estate in said County and State, to wit:

4291-0000-07

CAMPBELLS ADD

S 40.3 FT LTS 17 &amp;

LOT 18 BLOCK 3

40.3 X 100

was, on the 3RD DAY OF MARCH, A.D. 2014  
Public Sale at my office, for the Delinquent Taxes

duly sold by me in the manner provided by law at

12/13      \$841.20 +      89.05 + 5.00 =      \$935.25

amounting to 935.25

Dollars, including interest and penalty thereon,

and the costs allowed by law, to 0009314 OMAHA MUNICIPAL LAND BANK

for the said sum of 945.25

Dollars, he being the highest and

best bidder for the same. And I further certify that unless redemption is made of said Real Estate in the manner  
provided by law, the said 0009314 OMAHA MUNICIPAL LAND BANK

heirs or assigns, will be entitled to a deed therefor on and after the 3RD DAY OF MARCH, A.D. 2017  
on surrender of this Certificate and Compliance with the provisions of the Revenue Law.

IN WITNESS WHEREOF, I have hereunto set my hand this 3RD DAY OF MARCH, A.D. 2014

COPY

Treasurer of Douglas County, State of Nebraska.

\$945.25      100%

EXHIBIT

A

**ASSIGNMENT OF TAX SALE CERTIFICATE**

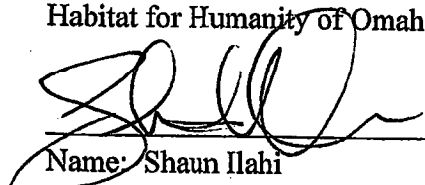
For consideration, Habitat for Humanity of Omaha, Inc., a Nebraska corporation, hereby assigns all claim, right, title and interest in the Tax Sale Certificate for the following property located in Douglas County, Nebraska:

Tax Sale Certificate: #14-00309  
Parcel # 0742910000  
2334 S. 20th Street  
Omaha, NE 68108

to: Omaha Municipal Land Bank, ("Assignee")  
1299 Farnam Street, Suite 300  
Omaha, NE 68102

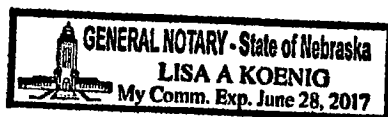
Dated: March 22, 2017

Habitat for Humanity of Omaha, Inc.


  
Name: Shaun Ilahi  
Title: General Counsel

STATE OF NEBRASKA                    )  
  :SS  
COUNTY OF DOUGLAS                )

The foregoing instrument was acknowledged before me this 22 day of March, 2017, by Shaun Ilahi, General Counsel of Habitat for Humanity of Omaha, Inc., a Nebraska Corporation.



(SEAL)

  
Notary Public  
My commission expires: \_\_\_\_\_

14-00309

PUBLIC SALE  
**COUNTY TREASURER'S CERTIFICATE OF TAX SALE**

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

I, JOHN W. EWING, JR. Treasurer of the County of Douglas, in the State of Nebraska,

do hereby certify that the following described Real Estate in said County and State, to wit:

4291-0000-07

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amounting to 935.25

Dollars, including interest and penalty thereon,

and the costs allowed by law, to 0007906 HABITAT FOR HUMANITY OF OMAHA INC

for the said sum of 945.25

Dollars, he being the highest and

best bidder for the same. And I further certify that unless redemption is made of said Real Estate in the manner provided by law, the said 0007906 HABITAT FOR HUMANITY OF OMAHA INC

heirs or assigns, will be entitled to a deed therefor on and after the 3RD DAY OF MARCH, A.D. 2017  
 on surrender of this Certificate and Compliance with the provisions of the Revenue Law.

IN WITNESS WHEREOF, I have hereunto set my hand this 3RD DAY OF MARCH, A.D. 2014

COPY

\$945.25      100%

*John W. Ewing, Jr.*

Treasurer of Douglas County, State of Nebraska.

**STATE OF Nebraska  
COUNTY OF Douglas**

**File No. 23356-17**

**TITLE CERTIFICATE**

**EFFECTIVE DATE:** March 23, 2017, at 8:00 AM

The undersigned, a Registered Nebraska Abstracter, operating under the Certificate of Authority granted it by the Abstracters Board of Examiners, presents this Title Certificate, hereafter "Certificate", relative only to the following described real estate in the County referenced, hereafter "property":

**The South 40.3 feet of Lots 17 and 18, Block 3, in Campbell's Addition to the City of Omaha, in Douglas County, Nebraska.**

**ADDRESS:** 2334 South 20th Street, Omaha, NE

This Certificate is a contract between TitleCore National, LLC as an Abstracter and Omaha Municipal Land Bank. The consideration for this contract is the information set forth below and furnished by the Abstracter together with the fee charged by the undersigned for the service performed by the Abstracter. The scope of this contract is outlined as follows:

- (a) This Certificate is not an abstract of title, nor a complete chain of title search, nor an attorney's Title Opinion, nor is it a title insurance policy or title insurance binder.
- (b) This Certificate does provide limited title facts relative to the property only as specifically set out in the following numbered paragraphs. Each numbered paragraph identifies the particular information provided in this certificate.
- (c) This Certificate reports limited information of record to the effective date above.

1.) The Grantee(s) in the last deed of record:

**Robert L. Pelshaw, by virtue of that certain Warranty Deed dated October 31, 2012 and recorded November 5, 2012 at Instrument No. 2012-112657, of the Records of Douglas County, NE.**

2.) Unreleased mortgages and liens of record:

**Deed of Trust dated October 31, 2012 and recorded November 5, 2012, at Instrument No. 2012-112658 of the Mortgage Records of Douglas County, NE, executed by Robert L. Pelshaw, in favor of David E. Pavel, as Trustee and Steven K. Willey, as Beneficiary, securing the principal amount of \$37,000.00. - Encumbers Additional Property**

**Deed of Trust dated January 4, 2013, recorded January 14, 2013 at Instrument No. 2013-004117, of the Records of Douglas County, NE, executed by Robert L. Pelshaw, in favor of David E. Pavel, Trustee, and Grant Pedersen, Beneficiary, securing the sum of \$75,000.00 and any other amounts payable under the terms thereof. - Encumbers Additional Property**

**Construction Lien recorded August 13, 2013 at Instrument No. 2013-082451 in the amount of**





**\$39,490.00.**

**Notice of Lien recorded September 29, 2016 at Instrument No. 2016080545 in the amount of \$152,796.97**

- 3.) Financing Statements filed in the County Register of Deeds Office and indexed against the property:

**None.**

- 4.) Judgments and pending law suits in District Court:

(a) Judgments of record in the County District Court filed on the property, or indexed against the Grantee(s):

In the District Court of Douglas County, NE, appearing at Case No. 13-4793, Entitled: Pelstar Development LLC, Plaintiff vs. Robert L Pelshaw, Defendant, wherein judgment was rendered against Defendant in the amount of \$76,651.06 together with interest and costs.

(b) Pending Law Suits of record in the County District Court on the property, or indexed against the Grantee(s):

**None.**

- 5.) Tax Liens, State and Federal:

(a) Unreleased state tax liens of record filed against the Grantee(s):

**Notice of State Tax Lien #2016043461, recorded June 7, 2016, against Robert L. Pelshaw, for \$4,637.56, together with penalties, interest, and costs thereto.**

(b) Unreleased federal tax liens of record filed against the Grantee(s):

**None**

- 6.) Other Liens of Record: Liens of record in the office of the Register of Deeds or Recorder and indexed against the property, (other than those liens previously set forth):

**In the United States District Court for the District of Nebraska, at Case No. 13-cr-00036. Entitled: USA, Plaintiff VS. Robert Pelshaw, Defendant. Judgement entered June 19, 2013, against the Defendant, in the amount of \$152,796.97, together with interests and costs.**

- 7.) Guardianships, Estates, and Conservatorships filed in the County Court and indexed against the Grantee(s):

**None.**

- 8.) **Real Estate Taxes and Special Assessments:** Unpaid real estate taxes and unpaid special assessments certified for collection in the tax offices of Douglas County and indexed against the property:

General taxes assessed under Tax Key No. 4291-0000-07 for 2016 due and payable in 2017, levied in the amount of \$381.96, first installment is due and will become delinquent April 1, 2017, second installment is due and will become delinquent August 1, 2017.

2015: \$380.28 Total Unpaid: which is delinquent with interest accruing.

General taxes assessed for the year 2012 in the amount of \$841.20, both Sold on Tax Sale Certificate No. 14-00309.

General taxes assessed for the year 2013 in the amount of \$379.82, both Sold on Tax Sale Certificate No. 14-00309.

General taxes assessed for the year 2014 in the amount of \$376.86, both Sold on Tax Sale Certificate No. 14-00309.

**Special Assessments:**

**Special Assessment for Weeds in the amount of \$115.00, Sold on Tax Sale Certificate No. 14-00309.**

**Building Demolition Code No. 2016-00887, billed September 3, 2016 in the amount of \$34,000.00**

This Title Certificate certifies that TitleCore National, LLC has examined the records of Douglas County, Nebraska, and has set out, as displayed above, filings of instruments, judgments and real estate tax information of the records of the District Court, County Court, U.S. Bankruptcy Court for the District of Nebraska and Register of Deeds, that may affect the title or Grantee(s), within the defined scope and parameters of this Title Certificate.

Issued: March 29, 2017

TitleCore National, LLC



Registered Abstractor  
Under Certificate of Authority No. 662

NOTICE OF APPLICATION FOR TAX DEED

**UNLESS YOU ACT YOU WILL LOSE THIS PROPERTY**

To: Robert L. Pelshaw  
2334 South 20<sup>th</sup> Street  
Omaha NE 68108  
Service by Certified Mail, Return Receipt Requested

J. Doe, Spouse of Robert L. Pelshaw  
2334 South 20<sup>th</sup> Street  
Omaha NE 68108  
Service by Certified Mail, Return Receipt Requested

Robert L. Pelshaw  
PO Box 460671  
Papillion, NE 68046  
Service by Certified Mail, Return Receipt Requested

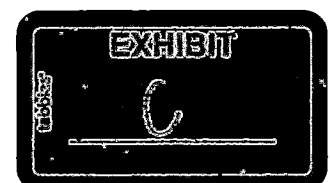
J. Doe, Spouse of Robert L. Pelshaw  
PO Box 460671  
Papillion, NE 68046  
Service by Certified Mail, Return Receipt Requested

Parties in Possession, real names unknown  
2334 South 20<sup>th</sup> Street  
Omaha NE 68108  
Service by Certified Mail, Return Receipt Requested

David E. Pavel, Trustee  
1190 Omaha Tower  
2120 South 72<sup>nd</sup> Street  
Omaha, NE 68124  
Service by Certified Mail, Return Receipt Requested

Steven K. Willey, Beneficiary  
2602 Linwood (Lynnwood) Drive  
Bellevue, NE 68123  
Service by Certified Mail, Return Receipt Requested

Grant Pedersen, Beneficiary  
7308 Ontario Street  
Omaha, NE 68124  
Service by Certified Mail, Return Receipt Requested



Jeff MacTaggart Masonry, LLC  
William S. Hochstetler, Registered Agent  
115 3<sup>rd</sup> Street, Suite 500  
Cedar Rapids, IA 52401  
Service by Certified Mail, Return Receipt Requested

Pelstar Development, LLC  
David Starostka, Registered Agent  
429 Industrial Lane  
Grand Island, NE 68803  
Service by Certified Mail, Return Receipt Requested

State of Nebraska – Department of Revenue  
NE Attorney General  
2115 State Capitol  
PO Box 98920  
Lincoln, NE 68509  
Service by Certified Mail, Return Receipt Requested

United States of America  
US Attorney General  
950 Pennsylvania Avenue NW  
Washington DC 20530-0001  
Service by Certified Mail, Return Receipt Requested

United States of America  
District Director – NE  
1620 Dodge Street, Suite 1400  
Omaha, NE 68102  
Service by Certified Mail, Return Receipt Requested

City of Omaha, Nebraska  
c/o Omaha City Clerk  
1819 Farnam Street, LC1  
Omaha, NE 68183  
Service by Certified Mail, Return Receipt Requested

1. On March 3, 2014, the following real property was sold by Douglas County, for delinquent taxes. On that date, Habitat for Humanity of Omaha, Inc., (the "Purchaser") bought the property at the sale. Omaha Municipal Land Bank purchased and took assignment of the Tax Certificate from Habitat for Humanity of Omaha, Inc. on March 22, 2107.
2. The property is described as:

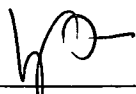
- a. Address: 2334 South 20<sup>th</sup> Street, Omaha, NE 68108
  - b. Legal Description: The South 40.3 feet of Lots 17 and 18, Block 3, in Campbell's Addition to the City of Omaha, in Douglas County, Nebraska.
3. The taxpayer name and in whose name the tax assessment is made is: Robert L. Pelshaw.
  4. The amount of the Tax Certificate No. 14-00309, assessed for the year 2012 is: \$945.25.
  5. The amount of subsequent taxes and special assessments paid by the Purchaser for the years 2013 and 2014 is: \$918.86.
  6. Interest has accrued on the taxes assessed. The amount of interest to April 12, 2017 date is: \$656.58

Please be advised, pursuant to Neb. Rev. Stat. § 77-1831 (2009), that the issuance of a tax deed is subject to the right of redemption under Neb. Rev. Stat. §§ 77-1824 to 77-1830. The right of redemption requires payment to the county treasurer, for the use of such purchaser, or his or her heirs or assigns, of the amount of taxes represented by the tax sale certificate for the year the taxes were levied or assessed and any subsequent taxes paid and interest accrued as of the date payment is made to the county treasurer.

UNLESS YOU REDEEM THE PROPERTY BY PAYING ALL TAXES, COSTS, AND FEES COVERED BY THE TAX SALE CERTIFICATE TO THE DOUGLAS COUNTY TREASURER WITHIN THREE (3) MONTHS FROM THE DATE OF SERVICE OF THIS NOTICE, OMAHA MUNICIPAL LAND BANK WILL APPLY FOR A TEASURER'S TAX DEED PURSUANT TO NEB. REV. STAT. § 77-1801 (2009) ET SEQ. ONCE THE TAX DEED IS ISSUED, YOUR RIGHT OF REDEMPTION WILL EXPIRE.

Dated this 12 of April, 2017.

Omaha Municipal Land Bank



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Lilly A. Richardson-Severn, #25625  
Richardson-Severn Law, PLLC  
PO Box 1567  
Council Bluffs, IA 51502  
PHONE: 712-566-9880  
FACSIMILE: 712-566-9878  
Richardson-SevernLaw@cox.net

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PO Box 1567  
Council Bluffs, IA 51502

U.S. Postal Service  
Domestic Mail® RECEIPT

For delivery information visit us online at [www.usps.com](http://www.usps.com)

OMAHA, NE 68108  
Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00  
Postage \$0.49

04/12/2017

J. Doe, Spouse of Robert L. Pelshaw  
Pelshaw  
2334 South 20th Street  
Omaha NE 68108

U.S. POSTAGE  
PAID  
PAPILLION, NE  
68046  
APR 12, 17  
AMOUNT  
\$6.59  
R2304M11546-02



68108

J. Doe, Spouse of Robert L. Pelshaw  
2334 South 20th Street  
Omaha NE 68108

NIXED

001 DE 1 3004/17/17

RETURN TO SENDER  
UNDELIVERABLE  
UNDELIVERABLE

NSN  
BC: 51502156767 \*1095-66750-12-42

Richardson-Severn Law PLLC  
PO Box 1567  
Council Bluffs IA 51502

U.S. Postal Service  
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OMAHA, NE 68108

**SPECIAL USE**

Certified Mail Fee \$3.35

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Parties in Possession, real names unknown

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Omaha NE 68108

NSN SC: 51502156767

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David E. Pavel, Trustee  
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Omaha, NE 68124

NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

RETURN TO SENDER

UTF SC: 51502156767

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APR 12, 2017  
AMOUNT  
\$6.59  
R2304M11546-02

U.S. POSTAGE  
PAID  
OMAHA, NE  
68108  
APR 12, 2017  
AMOUNT  
\$6.59  
R2304M11546-02

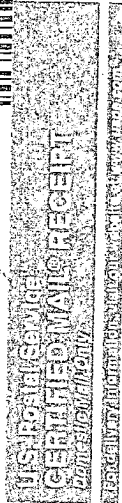
U.S. POSTAGE  
PAID  
OMAHA, NE  
68108  
APR 12, 2017  
AMOUNT  
\$6.59  
R2304M11546-02

U.S. POSTAGE  
PAID  
OMAHA, NE  
68108  
APR 12, 2017  
AMOUNT  
\$6.59  
R2304M11546-02

U.S. POSTAGE  
PAID  
OMAHA, NE  
68108  
APR 12, 2017  
AMOUNT  
\$6.59  
R2304M11546-02



Richardson-Severn Law PLLC  
PO Box 1567  
Council Bluffs IA 51502

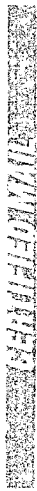


2017 0517 0000 0000 0000 0000

David E. Pavel, Trustee  
12107 Anne Street  
Omaha, NE 68137

David E. Pavel, Trustee  
12107 Anne Street  
Omaha, NE 68

0107-1200707



0001 6048 6382



U.S. POSTAGE  
OMAHA, NE  
MAY 01 17  
AMOUNT  
**\$6.59**  
R2303\$100831-03



68137

1000

NOTICE

## USPS Tracking® Results

FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Remove X

Tracking Number: 7015064000098912356

Delivered

## On Time

Updated Delivery Day: Friday, April 14, 2017 ⓘ

## Product &amp; Tracking Information

See Available Actions

Postal Product:  
First-Class Mail®Features:  
Certified Mail™  
Return ReceiptSee tracking for related item: 9590940100325168776130 (/go/TrackConfirmAction?  
tLabels=9590940100325168776130)

DATE &amp; TIME

STATUS OF ITEM

LOCATION

April 14, 2017, 11:07 am

Delivered, Left with Individual

BELLEVUE, NE 68123

Your item was delivered to an individual at the address at 11:07 am on April 14, 2017 in BELLEVUE, NE 68123.

April 14, 2017, 9:19 am

Out for Delivery

BELLEVUE, NE 68123

April 14, 2017, 9:09 am

Sorting Complete

BELLEVUE, NE 68123

April 14, 2017, 7:04 am

Arrived at Unit

BELLEVUE, NE 68005

April 13, 2017, 3:26 pm

Departed USPS Facility

OMAHA, NE 68108

OMAHA, NE 68108

## SENDER COMPLETE THIS SECTION

- ☒ Complete items 1, 2, and 3.
- ☒ Print your name and address on the reverse so that we can return the card to you.
- ☒ Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Steven K. Willey, Beneficiary  
2602 Linwood (Lynnwood) Drive  
Bellevue, NE 68123

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item?  
If YES, enter delivery address below

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

Restricted Delivery

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

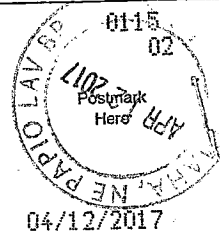
BELLEVUE, NE 68123

Certified Mail Fee \$3.35

Extra Services &amp; Fees (check box, add fee \$ (if appropriate))

- ☐ Return Receipt (hardcopy) \$11.00
- ☐ Return Receipt (electronic) \$0.00
- ☐ Certified Mail Restricted Delivery \$0.00
- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49



Steven K. Willey, Beneficiary  
2602 Linwood (Lynnwood) Drive  
Bellevue, NE 68123



9590 9401 0032 5168 7761 30

## 2. Article Number (Transfer from service label)

7015 0640 0000 9891 2356

# Product Tracking & Reporting


[Help](#)
[Home](#)
[Search](#)
[Reports](#)
[Manual Entry](#)
[Rates/Commitments](#)
[PTR / EDW](#)
[USPS Corporate Accounts](#)

April 27, 2017

## USPS Tracking Intranet

### Delivery Signature and Address



There is currently an issue when entering COD fee increments for Priority Mail Express COD within the Priority Mail Label Entry and Reporting page. Please note when entering a COD fee, there will be a discrepancy of \$0.05 less than the actual fee amount expected to be entered. The issue is currently being investigated and will be corrected as soon as possible.

Tracking Number: 7015 0640 0000 9891 2363

This item was delivered on 04/14/2017 at 13:29:00

[Return to Tracking Number View](#)

Signature	
Address	

Enter up to 35 items separated by commas.

<b>SENDER - COMPLETE THIS SECTION</b> <input type="checkbox"/> Complete items 1, 2, and 3. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: <b>Grant Pedersen, Beneficiary</b> <b>7308 Ontario Street</b> <b>Omaha, NE 68124</b>  9590 9401 0032 5168 7761 23		<b>COMPLETE THIS SECTION ON DELIVERY</b> A. Signature <b>X</b> B. Received by (Printed Name) C. D. Is delivery address different from item 1? If YES, enter delivery address below: 3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt (hardcopy) <input type="checkbox"/> Return Receipt (electronic) <input type="checkbox"/> Return Receipt (electronic) Restricted Delivery <input type="checkbox"/> Signature Required <input type="checkbox"/> Signature Restricted Delivery		<b>U.S. Postal Service</b> <b>CERTIFIED MAIL® RECEIPT</b> Domestic Mail Only For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> <b>OMAHA, NE 68124</b> <b>OFFICIAL USE</b> Certified Mail Fee \$3.35 Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$0.00 <input type="checkbox"/> Return Receipt (electronic) \$0.00 <input type="checkbox"/> Certified Mail Restricted Delivery \$0.00 <input type="checkbox"/> Adult Signature Required \$0.00 <input type="checkbox"/> Adult Signature Restricted Delivery \$0.00 Postage \$0.49 <b>Grant Pedersen, Beneficiary</b> <b>7308 Ontario Street</b> <b>Omaha, NE 68124</b> 
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## USPS Tracking® Results

FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Remove X

Tracking Number: 70150640000098912363



Delivered


Expected Delivery Day: Friday, April 14, 2017 ⓘ

## Product &amp; Tracking Information

See Available Actions

Postal Product:  
First-Class Mail®Features:  
Certified Mail™  
Return Receipt

See tracking for related item: 9590940100325168776123 (/go/TrackConfirmAction?tLabels=9590940100325168776123)

DATE & TIME	STATUS OF ITEM	LOCATION
April 14, 2017, 1:29 pm	Delivered, Left with Individual 	OMAHA, NE 68124
Your item was delivered to an individual at the address at 1:29 pm on April 14, 2017 in OMAHA, NE 68124.		
April 14, 2017, 1:40 am	Departed USPS Facility	OMAHA, NE 68108
April 12, 2017, 9:25 pm	Arrived at USPS Facility	OMAHA, NE 68108
April 12, 2017, 4:02 pm	Acceptance	PAPILLION, NE 68046

See Less ^

## Available Actions

Text Updates



Email Updates



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs (<http://faq.usps.com/?articleId=220900>)

**SENDER: COMPLETE THIS SECTION**

☒ Complete items 1, 2, and 3.  
☒ Print your name and address on the reverse so that we can return the card to you.  
☒ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jeff MacTaggart Masonry, LLC  
William S. Hochstetler, Registered Agent  
115 3<sup>rd</sup> Street, Suite 500  
Cedar Rapids, IA 52401

2. Article Number (Transfer from service label)

9590 9401 0032 5168 7761 16  
7015 0640 0000 9891 2370

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent  
☒ Addressee

B. Received by (Printed Name) William S. Hochstetler C. Date of Delivery 4/11/17

D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Priority Mail Express	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Registered Mail Delivery
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Restricted Mail	<input type="checkbox"/> Restricted Delivery

Domestic Return

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
**Postage Paid**

7015 0640 0000 9891 2370

CEDAR RAPIDS, IA 52401

Certified Mail Fee \$3.35

Extra Services & Fees (Total \$2.75)

<input type="checkbox"/> Return Receipt (hard copy)	\$0.00
<input type="checkbox"/> Certified Mail (electronic)	\$0.00
<input type="checkbox"/> Adult Signature (hard copy)	\$0.00
<input type="checkbox"/> Adult Signature (electronic)	\$0.00
<input type="checkbox"/> Restricted Mail (hard copy)	\$0.00

Jeff MacTaggart Masonry, LLC  
William S. Hochstetler, Registered Agent  
115 3<sup>rd</sup> Street, Suite 500  
Cedar Rapids, IA 52401

APR 12 2017  
IA 52401

## USPS Tracking® Results

FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Remove X

Tracking Number: 70150640000098912288

Delivered

Expected Delivery Day: Friday, April 14, 2017 ⓘ  
Product & Tracking Information

See Available Actions

Postal Product:  
First-Class Mail®Features:  
Certified Mail™  
Return ReceiptSee tracking for related item: 9590940100325168776093 (/go/TrackConfirmAction?  
tLabels=9590940100325168776093)

DATE & TIME	STATUS OF ITEM	LOCATION
April 14, 2017, 10:11 am	Delivered, Front Desk/Reception	GRAND ISLAND, NE 68803
April 14, 2017, 5:23 am	Departed USPS Facility	LINCOLN, NE 68501
April 13, 2017, 8:01 pm	Arrived at USPS Facility	LINCOLN, NE 68501
April 13, 2017, 7:56 am	Departed USPS Facility	OMAHA, NE 68108

Your item was delivered to the front desk or reception area at 10:11 am on April 14, 2017 in GRAND ISLAND, NE 68803.

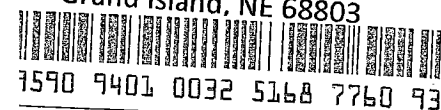
See More ∨

## SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.  
Print your name and address on the reverse  
so that we can return the card to you.  
Attach this card to the back of the mailpiece,  
or on the front if space permits.

Article Addressed to:

Pelstar Development, LLC  
David Starostka, Registered  
Agent  
429 Industrial Lane  
Grand Island, NE 68803



Article Number (Transfer from service label)

7015 0640 0000 9891 2288

Form 3811, April 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

B. Received by (Printed Name)

*Samir Wadga*

C. Date

D. Is delivery address different from item 1? ☐If YES, enter delivery address below: ☐

3. Service Type

☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail E  
☐ Registered Mail  
☐ Registered Mail Delivery  
☐ Return Receipt Merchandise  
☐ Signature Confirmation  
☐ Signature Confirmation Restricted Delivery

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

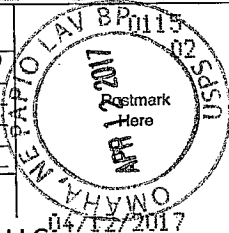
For delivery information, visit our website at [www.usps.com](http://www.usps.com)

GRAND ISLAND, NE 68803

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee if appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49



Pelstar Development, LLC  
David Starostka, Registered  
Agent  
429 Industrial Lane  
Grand Island, NE 68803

Domestic Return Receipt

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit [usps.com](http://usps.com)

LINCOLN, NE 68509

APR 12 2017  
POSTMARK  
NE PAPIO 1015

1. Article Addressed to:  
State of Nebraska –  
Department of Revenue  
NE Attorney General  
2115 State Capitol  
PO Box 98920

2. Article Number (Transfer from service label)  
7015 0640 0000 9891 2271

PS Form 3811, April 2015 PSN 7530-02-000-9053

**SENDER: COMPLETE THIS SECTION**

1. Complete items 1, 2, and 3.  
2. Print your name and address on the reverse so that we can return the card to you.  
3. Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature: *Matthew Turner*  
B. Received by (Printed Name): *Matthew Turner*  
C. Date of Delivery: *4/14*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type  
☐ Adult Signature  
☐ Registered Mail®  
☐ Return Receipt for Merchandise  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Signature Confirmation™  
☐ Restricted Delivery

Extra Services & Fees (check box, add fee)  
☐ Return Receipt (hardcopy) \$ *0.00*  
☐ Certified Mail Restricted Delivery \$ *0.00*  
☐ Adult Signature Required \$ *0.00*  
☐ Adult Signature Restricted Delivery \$ *0.00*  
Postage \$ *0.49*

Certified Mail Fee \$ *3.35*

4922 1696 0000 0490 5102

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit [usps.com](http://usps.com)

WASHINGTON, DC 20530

APR 12 2017  
POSTMARK  
NE PAPIO 1015

1. Article Addressed to:  
United States of America  
US Attorney General  
950 Pennsylvania Avenue NW  
Washington DC 20530-0001

2. Article Number (Transfer from service label)  
7015 0640 0000 9891 2271

PS Form 3811, April 2015 PSN 7530-02-000-9053

**SENDER: COMPLETE THIS SECTION**

1. Complete items 1, 2, and 3.  
2. Print your name and address on the reverse so that we can return the card to you.  
3. Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature: *Matthew Turner*  
B. Received by (Printed Name): *Matthew Turner*  
C. Date of Delivery: *4/14*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type  
☐ Adult Signature  
☐ Registered Mail®  
☐ Return Receipt for Merchandise  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Signature Confirmation™  
☐ Restricted Delivery

Extra Services & Fees (check box, add fee)  
☐ Return Receipt (hardcopy) \$ *0.00*  
☐ Certified Mail Restricted Delivery \$ *0.00*  
☐ Adult Signature Required \$ *0.00*  
☐ Adult Signature Restricted Delivery \$ *0.00*  
Postage \$ *0.49*

Certified Mail Fee \$ *3.35*

4922 1696 0000 0490 5102

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit [usps.com](http://usps.com)

WASHINGTON, DC 20530

APR 12 2017  
POSTMARK  
NE PAPIO 1015

1. Article Addressed to:  
United States of America  
US Attorney General  
950 Pennsylvania Avenue NW  
Washington DC 20530-0001

2. Article Number (Transfer from service label)  
7015 0640 0000 9891 2271

PS Form 3811, April 2015 PSN 7530-02-000-9053

**SENDER: COMPLETE THIS SECTION**

1. Complete items 1, 2, and 3.  
2. Print your name and address on the reverse so that we can return the card to you.  
3. Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature: *Matthew Turner*  
B. Received by (Printed Name): *Matthew Turner*  
C. Date of Delivery: *4/14*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type  
☐ Adult Signature  
☐ Registered Mail®  
☐ Return Receipt for Merchandise  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Signature Confirmation™  
☐ Restricted Delivery

Extra Services & Fees (check box, add fee)  
☐ Return Receipt (hardcopy) \$ *0.00*  
☐ Certified Mail Restricted Delivery \$ *0.00*  
☐ Adult Signature Required \$ *0.00*  
☐ Adult Signature Restricted Delivery \$ *0.00*  
Postage \$ *0.49*

Certified Mail Fee \$ *3.35*

4922 1696 0000 0490 5102

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

010414 NE 68102

Certified Mail Fee \$3.35

Extra Services & Fees (check box, enter fee)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

**United States of America**  
**District Director - NE**  
1620 Dodge Street, Suite 1400  
Omaha, NE 68102

APR 11 2017  
NE PAPIO 1702  
Postmark Here

222 1686 0000 0490 5102

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

010414 NE 68183

Certified Mail Fee \$3.35

Extra Services & Fees (check box, enter fee)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

**City of Omaha, Nebraska**  
**c/o Omaha City Clerk**  
1819 Farnam Street, LC1  
Omaha, NE 68183

APR 11 2017  
NE PAPIO 1702  
Postmark Here

5289 8048 1000 0021 5102

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**United States of America**  
**District Director - NE**  
1620 Dodge Street, Suite 1400  
Omaha, NE 68102

2. Article Number (Transfer from service label)

7015 0640 0000 9891 2257

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*

B. Received by (Printed Name) *[Signature]*

C. Date of Delivery *4/14/17*

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express

☐ Registered Mail

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

☐ Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**City of Omaha, Nebraska**  
**c/o Omaha City Clerk**  
1819 Farnam Street, LC1  
Omaha, NE 68183

2. Article Number (Transfer from service label)

7015 1730 0001 8048 6375

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*

B. Received by (Printed Name) *J. Hembry*

C. Date of Delivery *4-14-17*

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express

☐ Registered Mail

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

☐ Restricted Delivery

Domestic Return Receipt



**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
*(Domestic Mail Only Insurance Coverage Provided)*

For additional information, visit [www.usps.com](http://www.usps.com)

**ST. PAUL, MN 55101**

Postage	\$5.00
Certified Fee	\$2.75
Return Receipt Fee	\$0.00
Endorsement (Required)	\$0.00
Restricted Delivery Fee	\$0.00
Endorsement (Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$7.75</b>

NOV 1 2017  
 Postmark  
 Henn.  
 0115  
 55101

United States of America IRS  
 Collection Group Advisory Mgr,  
 M/S 5900, 30 E 7th St, Suite 1222  
 St Paul, MN 55101-4940

0008 0852 2000 0021 4702

Domestic Return Receipt

PS Form 3811, April 2015 PSN 7530-02-000-9053

Tax Certificate No. 14-00309

**RICHARDSON-SEVERN LAW, PLLC**  
**P.O. Box 1567**  
**Council Bluffs, Iowa 51502**  
**NOTICE OF APPLICATION**  
**FOR TAX DEED**  
**UNLESS YOU ACT YOU WILL**  
**LOSE THIS PROPERTY**

To: **Robert L. Pelshaw**, J. Doe, Spouse of Robert L. Pelshaw, David E. Pavel, Trustee, Steven K. Willey, Beneficiary, Grant Pedersen, Beneficiary, Jeff MacTaggart Masonry, LLC, Pelstar Development, LLC, State of Nebraska - Department of Revenue, United States of America, City of Omaha, Nebraska and any and all persons who claim a right or interest in the real estate described below:

1. On March 3, 2014, the following real property was sold by Douglas County, for delinquent taxes. On that date, Habitat for Humanity of Omaha, Inc., (the "Purchaser") bought the property at the sale. Omaha Municipal Land Bank purchased and took assignment of the Tax Certificate from Habitat for Humanity of Omaha, Inc. on March 22, 2017.

2. The property is described as:

a. Address: 2334 South 20<sup>th</sup> Street, Omaha, NE 68108

b. Legal Description: The South 40.3 feet of Lots 17 and 18, Block 3, in Campbell's Addition to the City of Omaha, in Douglas County, Nebraska.

3. The taxpayer name and in whose name the tax assessment is made is: Robert L. Pelshaw.

4. The amount of the Tax Certificate No. 14-00309, assessed for the year 2012 is: \$945.25.

5. The amount of subsequent taxes and special assessments paid by the Purchaser for the years 2013 and 2014 is: \$918.86.

6. Interest has accrued on the taxes assessed. The amount of interest to April 12, 2017 is: \$656.58.

Please be advised, pursuant to Neb. Rev. Stat. § 77-1831 (2009), that the issuance of a tax deed is subject to the right of redemption under Neb. Rev. Stat. §§ 77-1824 to 77-1830. The right of redemption requires payment to the county treasurer, for the use of such purchaser, or his or her heirs or assigns, of the amount of taxes represented by the tax sale certificate for the year the taxes were levied or assessed and any subsequent taxes paid and interest accrued as of the date payment is made to the county treasurer.

UNLESS YOU REDEEM THE PROPERTY BY PAYING ALL TAXES, COSTS, AND FEES COVERED BY THE TAX SALE CERTIFICATE TO THE DOUGLAS COUNTY TREASURER WITHIN THREE (3) MONTHS FROM THE DATE OF SERVICE OF THIS NOTICE, OMAHA MUNICIPAL LAND BANK WILL APPLY FOR A TREASURER'S TAX DEED PURSUANT TO NEB. REV. STAT. § 77-1801 (2009) ET SEQ. ONCE THE TAX DEED IS ISSUED, YOUR RIGHT OF REDEMPTION WILL EXPIRE.

Dated this 1<sup>st</sup> day of May, 2017.

Omaha Municipal Land Bank,  
 by Lilly A. Richardson-Severn, #25625  
 Richardson-Severn Law, PLLC  
 PO Box 1567  
 Council Bluffs, IA 51502  
 PHONE: 712-566-9880  
 Richardson-SevernLaw@cox.net

5-3;10&17-17

**THE DAILY RECORD**  
**OF OMAHA**  
**LYNDA K. HENNINGSEN, Publisher**  
**PROOF OF PUBLICATION**

**UNITED STATES OF AMERICA,**

**The State of Nebraska,**

**District of Nebraska,**

**County of Douglas,**

**City of Omaha,**

ss.

J. BOYD, being duly sworn, deposes and says that she is **LEGAL EDITOR** of **THE DAILY RECORD**, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, printed in Omaha, in said County of Douglas, for more than fifty-two weeks last past; that the printed notice hereto attached was published in **THE DAILY RECORD**, of Omaha, for 3 consecutive weeks on:

May 3,

10 & 17, 2017

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

GENERAL NOTARY - State of Nebraska  
 ELLEN FREEMAN  
 My Comm. Exp. Dec. 11, 2017

**Publisher's Fee** \$ 133.60

**Additional Copies** \$ \_\_\_\_\_

**Filing Fee** \$ \_\_\_\_\_

**Total** \$ 133.60

Subscribed in my presence and sworn to before

me this 17th day of May 20 17

Notary Public in and for Douglas County,  
 State of Nebraska

