



MISC 2015087667



OCT 16 2015 10:04 P 13

MISC FEE 8200 24-21040

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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/16/2015 10:04:29.60



2015087667

THIS PAGE INCLUDED FOR INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT.

DTREI

RETURN TO:

Dennis Rookstool

Douglas Co Treasurer

CHECK NUMBER

0004780

0004795

September 2, 2015

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. 12-01021

Dear Mr. Rookstool:

I am hereby requesting that the Treasurer issue and deliver a tax deed in Guardian Tax Partners, Inc. with regard to Tax Sale Certificate No. 12-01021. The property is commonly known as 1420 S 13 Street, Omaha, NE and legally described as:

The South One-Half (1/2) of Lot Eight (8), Block Nine (9), in Kountze's Third Addition to the City of Omaha, as surveyed, platted and recorded, 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 402-502-1000, extension 100. Thank you very much.

Very truly yours,



Lilly Richardson-Severn, J.D.
General Counsel

Enclosures

Prepared by and return to: Lilly Richardson-Severn, Guardian Tax Partners, Inc., 1423 Grandview Ave, Suite 101, Papillion, NE 68046

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 Guardian Tax Partners, Inc., a Nebraska corporation, and have knowledge of the facts related herein.
2. The property is commonly described as 1420 S 13 St, Omaha, NE and legally described as the South One-Half (1/2) of Lot Eight (8), Block Nine (9), in Kountze's Third Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska.
3. Guardian Tax Partners, Inc. is the owner and holder of Tax Sale Certificate No. 12-01021, which was issued on or about March 5, 2012. All interest in the Certificate was assigned to Guardian Tax Partners, Inc. 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. Guardian Tax Partners, Inc. 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. Guardian Tax Partners, Inc., as purchaser of the 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. A copy of the Notice of Application for Tax Deed is attached hereto as Exhibit "C", and incorporated herein. The original certified mail return receipts, the return of services and envelopes are attached hereto, all attached pursuant to Neb. Rev. Stat. § 77-1833.

7. Guardian Tax Partners, Inc. caused the notice to be served by publication in accordance with Neb. Rev. Stat. §§ 77-1834 and 77-1835 in The Daily Record of Omaha, a newspaper published in Douglas County, 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 of Omaha 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 Guardian Tax Partners, Inc.

FURTHER AFFIANT SAYETH NOT.

Guardian Tax Partners, Inc., a Nebraska Corporation



Lilly A. Richardson-Severn, Attorney, #25625

General Counsel

1423 Grandview Ave, Suite 101

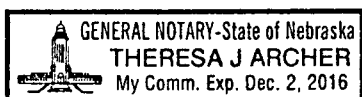
Papillion, NE 68046

PHONE: 402-502-1000 x100

FACSIMILE: 402-513-6483

lilly@simplybetterhomes.com

Subscribed in my presence and sworn to before me this 2 day of September,
2015 by Lilly A. Richardson-Severn.



Notary Public

PUBLIC SALE

COUNTY TREASURER'S CERTIFICATE OF TAX SALESTATE OF NEBRASKA
COUNTY OF DOUGLASI, 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:

1918-0000-15

KOUNTZE 3RD ADD

§ 1/2

LOT 8 BLOCK 9

25 X 140

was, on the 5TH DAY OF MARCH, A.D. 2012
Public Sale at my office, for the Delinquent Taxes

duly sold by me in the manner provided by law at

10/11 \$2,905.38 + 310.91 + 5.00 = \$3,221.29

amounting to 3,221.29

Dollars, including interest and penalty thereon,

and the costs allowed by law, to 0007810 GUARDIAN TAX PARTNERS, INC.

for the said sum of 3,231.29

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 0007810 GUARDIAN TAX PARTNERS, INC.heirs or assigns, will be entitled to a deed therefor on and after the 5TH DAY OF MARCH, A.D. 2015
on surrender of this Certificate and Compliance with the provisions of the Revenue Law.

IN WITNESS WHEREOF, I have hereunto set my hand this 5TH DAY OF MARCH, A.D. 2012

COPY

\$3,231.29 8%



Treasurer of Douglas County, State of Nebraska.

EXHIBIT

A

tabbles

NOTICE OF APPLICATION FOR TAX DEED

UNLESS YOU ACT YOU WILL LOSE THIS PROPERTY

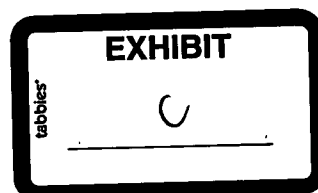
To: **EDWARD KIRKE MOBLEY**
1420 South 13th Street
Omaha, NE 68108
Service by Certified Mail, Return Receipt Requested

JOHN DOE, REAL NAME UNKNOWN
1420 South 13th Street
Omaha, NE 68108
Service by Certified Mail, Return Receipt Requested

MARY DOE, REAL NAME UNKNOWN
1420 South 13th Street
Omaha, NE 68108
Service by Certified Mail, Return Receipt Requested

CITY OF OMAHA - CODE ENFORCEMENT
1819 Farnam Street, Room 1003
Omaha, NE 68183
Service by Certified Mail, Return Receipt Requested

1. On March 05, 2012, the following real property was sold by Douglas County, for delinquent taxes. On that date, INA Group, LLC, a Nebraska limited liability company, (the "Purchaser") bought the property at the sale. GUARDIAN TAX PARTNERS INC, purchased and took assignment of the Tax Certificate from, INA Group, LLC, a Nebraska limited liability company on January 29, 2015.
2. The property is described as:
 - a. Address: 1420 S 13 St, Omaha, NE
 - b. Legal Description: The South One-Half () of Lot Eight (8), Block Nine (9), in Kountze's Third Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska
3. The taxpayer name and in whose name the tax assessment is made is: Edward Kirke Mobley.
4. The amount of the Tax Certificate No. 12-01021, assessed for the year 2010 is: \$3,221.29.



5. The amount of subsequent taxes paid by the Purchaser for the years 2011, 2012, 2013 is: \$8,253.20.


6. Interest has accrued on the taxes assessed. The amount of interest to Mon Apr 20, 2015 is: \$3,221.56.

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, GUARDIAN TAX PARTNERS INC. 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 20th day of April, 2015.

GUARDIAN TAX PARTNERS INC, A Nebraska Corporation

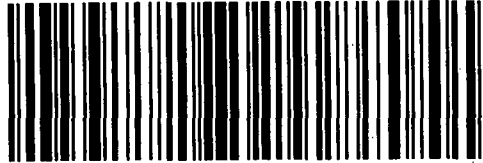


Lilly Al Richardson-Severn, #25625
General Counsel
1423 Grandview Ave, Suite 101
Papillion, NE 68046
PHONE: 402-502-1000 x100
FACSIMILE: 402-513-6483
lilly@simplybetterhomes.com

Guardian Tax Partners
1423 GRANDVIEW AVE STE 101
PAPILLION, NE 68046

PS Form 3800 6/02

CERTIFIED MAIL



9407 1118 9956 2955 0936 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (☒ Addressee or ☐ Agent)

X *Edward Kirke Mobley*

B. Received By: (Please Print Clearly)

EDWARD KIRKE MOBLEY

C. Date of Delivery

D. Addressee's Address (If Different From Address Used by Sender.)

Secondary Address / Suite / Apt. / Floor (Please Print Clearly)

Delivery Address

City

State

ZIP + 4 Code

RETURN RECEIPT REQUESTED

Article Addressed To:



EDWARD KIRKE MOBLEY

1420 South 13th Street

Omaha NE 68108-3504

Mobley
Guardian Tax Partners
1423 GRANDVIEW AVE STE 101
PAPILLION, NE 68046

PS Form 3800 6/02

CERTIFIED MAIL



9407 1118 9956 2955 0954 76

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (☒ Addressee or ☐ Agent)

X *Edward K Mobley*

B. Received By: (Please Print Clearly)

EDWARD K MOBLEY

C. Date of Delivery

D. Addressee's Address (If Different From Address Used by Sender.)

Secondary Address / Suite / Apt. / Floor (Please Print Clearly)

Delivery Address

City

State

ZIP + 4 Code

RETURN RECEIPT REQUESTED

Article Addressed To:



JOHN DOE, REAL NAME UNKNOWN

1420 South 13th Street

Omaha NE 68108-3504

Mobley
Guardian Tax Partners
1423 GRANDVIEW AVE STE 101
PAPILLION, NE 68046

PS Form 3800 6/02

CERTIFIED MAIL



9407 1118 9956 2955 0907 85

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (X ☐ Addressee or ☐ Agent)

X *E K Mobley*

B. Received By: (Please Print Clearly)

EDWARD K MOBLEY

C. Date of Delivery

D. Addressee's Address (If Different From Address Used by Sender.)

Secondary Address / Suite / Apt. / Floor (Please Print Clearly)

Delivery Address

City

State

ZIP + 4 Code

RETURN RECEIPT REQUESTED

Article Addressed To:



MARY DOE, REAL NAME UNKNOWN
1420 South 13th Street
Omaha NE 68108-3504

... PHYSICAL RETURN RECEIPT SERVICE (Option 2) or with Physical Return Receipt Service (Option 3).

CERTIFIED MAIL

VOID

PS Form 3800 6/02

A

Certified Mail
WITHOUT Physical Return Receipt Service

(No Return Receipt Card)

Instructions

1. Apply this label to the TOP EDGE of the mailpiece.
2. Apply address label below to the CENTER of the mailpiece.

Guardian Tax Partners
1423 GRANDVIEW AVE STE 101
PAPILLION, NE 68046

Delivery Address when used with 2 or Return Address when used with 3

← Fold and Tear →

CERTIFIED MAIL

B

Certified Mail
WITH Physical Return Receipt Service

(Uses Return Receipt Card)

Instructions

1. Apply address label above to the back of this card.
2. Apply this card to the TOP EDGE of the mailpiece.

U.S. Postal Service
Certified Mail Receipt

ARTICLE NUMBER
9407 1118 9956 2955 0986 13

ARTICLE ADDRESS TO:
CITY OF OMAHA - CODE ENFORCEMENT
1819 Farnam Street, Room 1003
Omaha NE 68183-1000

FEES	
Postage per piece	\$0.48
Certified Fee	3.30
Return Receipt Fee	2.70
Total Postage & Fees:	\$6.48

Postmark
Here

CERTIFIED MAIL
9407 1118 9956 2955 0986 13

Guardian Tax Partners
1423 GRANDVIEW AVE STE 101
PAPILLION, NE 68046

PS Form 3800 6/02

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (Address or Agent)

B. Received By: (Please Print Clearly)

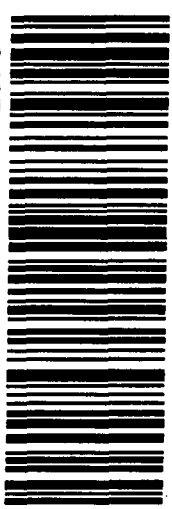
C. Date of Delivery

D. Addressee's Address (If Different From Address Used by Sender)

Secondary Address / Suite / Apt. / Floor (Please Print Clearly)

Delivery Address

City State ZIP + 4 Code



9407 1118 9956 2955 0986 13

RETURN RECEIPT REQUESTED
Article Addressed To:



CITY OF OMAHA - CODE ENFORCEMENT
1819 Farnam Street, Room 1003
Omaha NE 68183-1000

\$6.48
US POSTAGE
FIRST-CLASS
FROM 68046
APR 21 2015
stamps.com

062S0009105555

CITY OF OMAHA - CODE ENFORCEMENT
1819 Farnam Street, Room 1003
Omaha NE 68183-1000

USA CMT-134 06/14
1-UP Lacer Form
*5,697,648 *5,848,509*
Parent 5,579,277



USPS Tracking®

**Customer Service ›**

Have questions? We're here to help.

**Get Easy Tracking Updates ›**

Sign up for My USPS.

Tracking Number: 9407111899562955098613**Updated Delivery Day: Thursday, April 23, 2015**

Product & Tracking Information

Available Actions

Postal Product:
First-Class Mail®**Features:**
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
April 23, 2015 , 6:58 am	Delivered	OMAHA, NE 68103

Your item was delivered at 6:58 am on April 23, 2015 in OMAHA, NE 68103.

April 23, 2015 , 5:44 am	Arrived at Unit	OMAHA, NE 68108
April 22, 2015 , 9:32 am	Departed USPS Origin Facility	OMAHA, NE 68108
April 22, 2015 , 2:30 am	Arrived at USPS Origin Facility	OMAHA, NE 68108
April 22, 2015 , 1:15 am	Accepted at USPS Origin Sort Facility	PAPILLION, NE 68046
April 21, 2015	Pre-Shipment Info Sent to USPS	

Track Another Package

Tracking (or receipt) number

Track It

Manage Incoming Packages

Track all your packages from a dashboard.
No tracking numbers necessary.**Sign up for My USPS ›**

LILLY A. RICHARDSON-SEVERN
Attorney
1423 Grandview Avenue
Suite 101

Papillion, Nebraska 68046
NOTICE OF APPLICATION FOR TAX
DEED

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

To: MARY DOE, REAL NAME UNKNOWN,
Parties in Possession of 1420 S 13 St,
Omaha, NE, CITY OF OMAHA - CODE
ENFORCEMENT, AND ANY AND ALL
PERSONS WHO HAVE OR CLAIM SOME
LIEN INTEREST IN THE REAL ESTATE
DESCRIBED BELOW

1. On March 05, 2012, the following real
property was sold by Douglas County, for
delinquent taxes. On that date, INA Group,
LLC, a Nebraska limited liability company
bought the property at the sale. GUARDIAN
TAX PARTNERS INC, purchased and took
assignment of the Tax Certificate from INA
Group, LLC, a Nebraska limited liability
company on January 29, 2015.

2. The property is described as:

a. Address: 1420 S 13 St, Omaha, NE
b. Legal Description: The South One-Half
(S 1/2) of Lot Eight (8), Block Nine (9), in
Kountze's Third Addition to the City of
Omaha, as surveyed, platted and
recorded, Douglas County, Nebraska

3. The taxpayer name and in whose name
the tax assessment is made is: Edward Kirke
Mobley.

4. The amount of the Tax Certificate No.
12-01021, assessed for the year 2010 is:
\$3,221.29.

5. The amount of subsequent taxes paid
by the Purchaser for the years 2011, 2012,
2013 is: \$8,253.20.

6. Interest has accrued on the taxes
assessed. The amount of interest to May 08,
2015 is: \$3,300.78.

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,
GUARDIAN TAX PARTNERS INC 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.

GUARDIAN TAX PARTNERS INC,

A Nebraska Corporation

By: Lilly A. Richardson-Severn, #25625

General Counsel

1423 Grandview Ave, Suite 101

Papillion, NE 68046

402-502-1000 x100

lilly@simplybetterhomes.com

5-18&25&6-1-15

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,

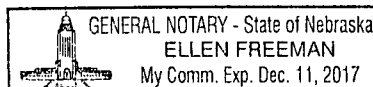
ss.

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, print-
ed in Omaha, in said County of Douglas, for more than fifty-two
weeks last past; that the printed notice hereto attached was pub-
lished in THE DAILY RECORD, of Omaha, for 3 consecutive
weeks on:

May 18, 25, 2015

& June 1, 2015

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



Publisher's Fee \$ 134.95

Additional Copies \$ _____

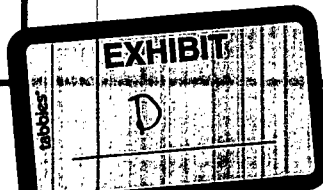
Filing Fee \$ _____

Total \$ 134.95

Subscribed in my presence and sworn to before

me this 1st day of June 20 15

Notary Public in and for Douglas County,
State of Nebraska



CERTIFICATE OF TITLE

FILE #: 12-01021

EFFECTIVE: March 3, 2015

SUBJECT PROPERTY IS LEGALLY DESCRIBED AS:

The South One-Half (½) of Lot Eight (8), Block Nine (9), in Kountze's Third Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska.

COMMONLY KNOWN AS: 1420 South 13th Street, Omaha, NE 68108

Midwest Title having given bond required by the laws of the State of Nebraska, and having been granted authority in accordance with statutes of the State of Nebraska, to engage in the business of abstracting in said State hereby certifies that from an examination of the records of Douglas County, Nebraska, with reference to the above described property, find as follows:

LAST GRANTEE OF RECORD:

Edward Kirke Mobley

ENCUMBRANCE(S):

None of Record

JUDGMENTS AND PENDING SUITS:

None of Record

FEDERAL AND STATE TAX LIENS:

None of Record

CODE VIOLATIONS AND CITY COMPLAINTS:

Notice of Violation of Omaha Municipal Code filed by the Omaha Planning Department dated October 22, 2009 and filed for record November 24, 2009 as Instrument Number 2009126281. The violation concerns Commercial Building Exterior.

TAXES:

1. 2014 COUNTY TAXES (Parcel ID #1918 0000 15) in the amount of \$2,072.60, unpaid but not delinquent
2. TAX SALE CERTIFICATES:
 1. Tax sale certificate #12-01021 for the payment of county real estate taxes for the year(s) 2010, 2011, 2012, & 2013 in the amount of \$11,474.49, plus interest and costs.
3. ASSESSED VALUE – \$97,900.00

SPECIAL ASSESSMENTS:

None of Record

THIS REPORT IS NOT A GUARANTY OF TITLE, OR A STATEMENT AS TO THE LEGALITY OR SUFFICIENCY OF ANY INSTRUMENT OR PROCEEDINGS IN THE CHAIN OF TITLE TO SAID REAL ESTATE, AND MIDWEST TITLE ASSUMES LIABILITY ONLY TO THE EXTENT OF THE AMOUNT CHARGED FOR THIS REPORT OF TITLE.

