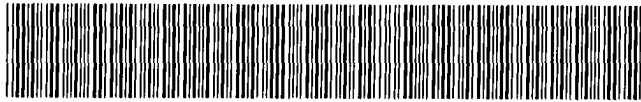


MISC 2013082978



AUG 14 2013 14:41 P 7

misc  
FEE 46<sup>00</sup> FB 36-36500  
7 BKP EXAM BW  
1 IND SCAN PRF  
P

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
8/14/2013 14:41:53.92



2013082978

THIS PAGE INCLUDED FOR INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO:

DTREI

CHECK NUMBER

1321

# *Harris Kuhn Law Firm, LLP*

SHELDON J. HARRIS (1927-2008)  
JAMES E. HARRIS \*  
BRENT M. KUHN  
WILLIAM G. STOCKDALE v  
MICHAEL D. KOZLIK v  
CHRISTIAN R. BLUNK  
BRITANY S. SHOTKOSKI  
MICHAELA E. SKOGERBOE v

OF COUNSEL  
MONICA G. KRUGER

1005 SOUTH 107<sup>TH</sup> AVE, STE. 100  
OMAHA, NEBRASKA 68114  
(402) 397-1200, Ext. 106  
FAX (402) 397-1201  
Email: [cblunk@harriskuhn.com](mailto:cblunk@harriskuhn.com)  
Direct Line: (402) 397-5880

\* CERTIFIED CIVIL TRIAL ADVOCATE  
BY THE NATIONAL BOARD OF TRIAL ADVOCACY  
v ADMITTED IN NEBRASKA AND IOWA

July 24, 2013

Douglas County Treasurer  
Attn: Judi Roberts or Tax Sale Dept.  
1819 Farnam St., Suite H-03  
Omaha, NE 68183

RE: Tristar Management, LLC – Application for Treasurer’s Tax Deed  
Tax Certificate#: 10-1738  
Parcel ID#: 3814000022

Dear Treasurer:

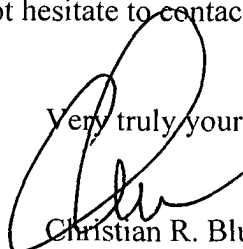
I represent Tristar Management, LLC, (“Tristar”). Please consider this letter and enclosures as Tristar’s application for a Treasurer’s Tax Deed concerning the above referenced Certificate of Tax Sale.

Enclosed please find the following documents in connection with this application:

1. The original Tax Sale Certificate is held by your office. Enclosed is the Assignment to Tristar of said Certificate.
2. Affidavit of Service of Notice. Attached to the Affidavit of Service of Notice, please find copies of the Notices with proof of service attached thereto.
3. A check made payable to the Treasurer’s office from Tristar in the amount of \$20.00 for the fee required to issue the tax deed.
4. A prepared Tax Deed for execution.
5. Please advise me immediately if anything further is required for the issuance of the Treasurer’s Tax Deed to Tristar.

After the Treasurer’s Tax Deed is issued, please forward it to me. If you should have any questions, or need anything further, do not hesitate to contact me. Thank you for your assistance in this matter

Very truly yours,



Christian R. Blunk

Enc.

# ASSIGNMENT OF TAX SALE CERTIFICATE

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, the undersigned hereby sells, assigns and transfers unto TRISTAR MANAGEMENT, LLC all rights, title and interest in the following Douglas County Treasurer Tax Sale Certificates, with all subsequent taxes, penalties, costs and fees thereon:

<u>ENTITY</u>	<u>PARCEL #</u>	<u>Certificate #</u>
TAX 104 PARTNERSHIP	3367 5002 09	2010-01710
TAX 104 PARTNERSHIP	1782 5098 12	2010-01714
TAX 104 PARTNERSHIP	2780 0000 12	2010-01718
TAX 104 PARTNERSHIP	2887 0000 12	2010-01720
TAX 104 PARTNERSHIP	2964 0000 12	2010-01721
TAX 104 PARTNERSHIP	0559 0522 14	2010-01726
TAX 104 PARTNERSHIP	0341 0000 18	2010-01728
TAX 104 PARTNERSHIP	3814 0000 22	2010-01738
TAX 104 PARTNERSHIP	2885 2246 23	2010-01744

DATED: February 15, 2013

**By:**

Dennis D. Bloom (Partner)

STATE OF IOWA

)

)ss

COUNTY OF MONTGOMERY

)

This instrument was acknowledged before me on 2/15/2013 by Dennis D. Bloom as Partner of the TAX 104 PARTNERSHIP.

Kevin E. McCartney (Notary Public)



KEVIN McCARTNEY  
Commission Number 712793  
MY COMMISSION EXPIRES  
September 28, 2013

**AFFIDAVIT OF SERVICE OF NOTICE (PAGE 1)**

**STATE OF NEBRASKA    )**  
                                     **) SS.**  
**COUNTY OF DOUGLAS    )**

CHRISTIAN R. BLUNK ("Affiant"), being first duly sworn under oath, states, pursuant to Nebraska law, as amended, that copies of the "Notices" attached to this Affidavit (proof of service attached to the Notices), were served on the parties listed on the second page of this Affidavit entitled "Exhibit "A" - Notice Schedule", as set forth more particularly therein.

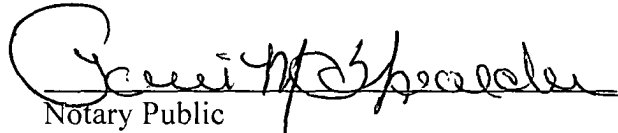
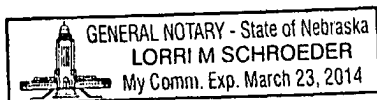
These Notices, this Affidavit of Service of Notice, and other supporting documentation, are being filed with the Douglas County Treasurer as required by, and in accordance with, Nebraska law in regard to TRISTAR MANAGEMENT, LLC's application for a Treasurer's Tax Deed regarding the real property and tax sale certificate (Certificate No. 10-1738) as indicated in the attached notices. The notices were served on all such persons and entities entitled to such notice pursuant to Nebraska law, and were served at the addresses required by law, or by publication, as the case may be, to all persons and entities with a relevant interest in the subject property of record, based upon diligent investigation and inquiry. The serving of the notices and all matters were done by the party making this application for treasurer's tax deed.

FURTHER AFFIANT SAYETH NOT.



CHRISTIAN R. BLUNK

Subscribed and sworn to before me this 24<sup>th</sup> day of July, 2013.

  
Notary Public

**AFFIDAVIT OF SERVICE OF NOTICE (PAGE 2)**  
**(Exhibit "A" - Notice Schedule)**

\*If Notice was completed by publication, the certified mail envelope(s), which were returned as unclaimed and/or not deliverable, are attached to said notices respectively. Further attached is an original Affidavit of Printer/Publisher, and copy of Affidavit of Mailing Published Notice (along with copy of Letter to the County Treasurer regarding the Affidavit of Mailing Published Notice). The original Affidavit of Mailing Published Notice was filed with the County Treasurer previously pursuant to law.

Owner(s) of Record:

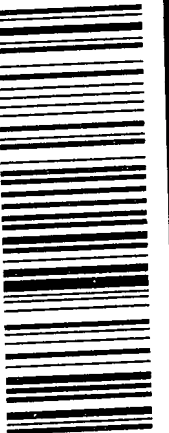
1. OCCUPANT
2. JOANN JOHNSON

Encumbrance(s) of Record Entitled to Notice:

Harris Kuhn Law Firm, LLP  
attn: Lorri  
1005 S 107 Ave, Suite 100  
Omaha, NE 68114

AS1

Occupant  
3305 Q Street  
Omaha NE 68107  
TEL 400 051



7011 0470 0001 2760 6604

153 ☆ ☆ ☆  
082,805.950 MAR 11 13  
PB8747240  
095 MAILED FROM OMAHA NE 68144



25-1

6811404793  
6810732520 0019

RETURN TO SENDER  
NO POSTAGE  
NECESSARY IF  
MAILED IN THE  
UNITED STATES

UNITED STATES MAIL

Harris Kuhn Law Firm, LLP  
attn: Lorri  
1005 S 107 Ave, Suite 100  
Omaha, NE 68114



7011 0470 0001 2760 6611

153 ☆ ☆ ☆  
0849805.950 MAR 11 13  
PB8747240  
4096 MAILED FROM OMAHA NE 68144



Joann Johnson  
c/o Sam Miguel Auto  
3301 Q Street  
Omaha NE 68107  
TEL 400 051

25-2

6811404793  
6810732520 0019

RETURN TO SENDER  
NO POSTAGE  
NECESSARY IF  
MAILED IN THE  
UNITED STATES

HARRIS KUHN LAW FIRM, LLP  
Attorneys  
1005 South 107th Avenue  
Suite 100  
Omaha, Nebraska 68114  
NOTICE

Notice to Redeem is hereby given to the Owners and Occupant and all other persons and entities having any right, title, or interest in the real property described in this Notice, that on or about March 1, 2010, Tax 104 purchased a Douglas County Treasurer's Certificate of Tax Sale (Certificate No. 2010-01738) which was assigned to Tri-Star Management, LLC for processing on the following real property, legally described as: The East 48.3 feet of Lot 2, Block 4, in South Omaha 2nd Addition, an Addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska. as surveyed, platted and recorded in the city of Omaha Douglas County, Nebraska. The said real property was/is assessed in the name of Joann Johnson and was sold for taxes and/or special assessments for the tax year of 2008. Tri-Star Management, LLC will timely file a Certificate of Tax Sale Foreclosure action in the District Court of said county and/or, after the expiration of three months from the date of service of this Notice, apply to the said County Treasurer for a Deed to the said real property.

TRI-STAR MANAGEMENT, LLC  
Roger Anderson,  
Member

h4-11,18&25-13

**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 \_\_\_\_\_ consecutive weeks on:

April 11, 18 and 25, 2013

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 \$ \_\_\_\_\_  
Additional Copies \$ \_\_\_\_\_  
Filing Fee \$ \_\_\_\_\_  
Total \$ 67.27

Subscribed in my presence and sworn to before  
me this 25th day of April 2013

Notary Public in and for Douglas County,  
State of Nebraska