



KATHY JORGENSEN 4121 N 60TH ST OMAHA NE 68104  
CAUSE OF ACTION No. \_\_\_\_\_

(1) The Tax Sale Certificate of this Cause of Action is hereby alleged, attached, and incorporated into this petition following:

COUNTY TREASURER'S CERTIFICATE OF TAX SALE

No. 140180

STATE OF NEBRASKA } I, CATHY A DILL, Treasurer of the county of DODGE  
COUNTY OF DODGE } in the State of Nebraska, do hereby certify that the following described real estate in said County and State, to-wit:

DESCRIPTION	PART	SEC. OR LOT	TWP. OR BLK.	RANGE	ACRES
270137391 (462-600-33-44					
CABIN 10 X 13 #44 MOREHOUSE GROUND					
IMPROVEMENTS ONLY					

was on the 3RD day of SEPTEMBER 2014, (by me duly Sold For Taxes At Private Sale) in the manner provided by law, for the delinquent taxes thereon, as follows:

YEAR	TOTAL TAX	ADVERTISING	INTEREST	TOTAL	SPECIAL IMPROVEMENT TAX—KIND	DIST. NO.	PAY'T NO.	TAX	INTEREST	TOTAL
2012	6.58	5.00								
2013	6.52	5.00								
2014	6.12	5.00								
2015	5.68	5.00								
2016	5.60	5.00								
2017	5.60	—								

**TAXES AS FOLLOWS:**

Delinquent Taxes.....\$	
Special Improvement Taxes..\$	
Treasurer's Fee.....\$	
<b>GRAND TOTAL....\$</b>	

amounting to \_\_\_\_\_ Dollars, including interest thereon and costs allowed by law, to the County of DODGE-FREMONT, Nebraska.

I further certify that the said lands were advertised and offered for sale at public sale and not sold for want of bidders. I further certify that unless redemption is made of said real estate, in the manner provided by law, the said County of DODGE-FREMONT, Nebraska, or its assigns, will be entitled to a deed therefor, on and after the 3RD day of SEPTEMBER 2017, on surrender of this certificate and in compliance with the law.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of September 2014

Cathy A Dill  
Treasurer.

By \_\_\_\_\_ JT Deputy.

I hereby certify that the subsequent taxes on the within described property, purchased by owner and holder of this Certificate of Tax Sale, of general taxes and special improvement taxes, for the years indicated are shown following: together with interest thereon at 14 per cent per annum from the dates of delinquency.



By JT Deputy, County treasurer of DODGE County.

Original

COUNTY TREASURER'S CERTIFICATE OF TAX SALE - COUNTY

Cert. No.: 140180
Parcel No: 270137391
Amount : 6.68
Fee (+) : 5.00
Total : 11.68

State of Nebraska
County of Dodge I, Cathy A Dill, Treasurer
of the County of Dodge in the State of Nebraska, do hereby certify
that the following described Real Estate in said County and State, to wit:

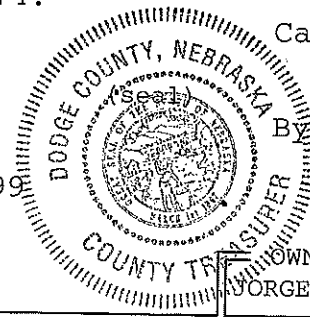
CABIN 10X13 #44 MOREHOUSE GROUND IMPROVEMENTS ONLY

was on the 3rd day of September, 2014, duly sold by me in the manner
provided by law, at COUNTY sale, at my office, for the delinquent
taxes for the years : , 2012, 2012, amounting to Eleven Dollars And
Sixty-Eight Cents including penalty thereon, and costs allowed by law
to DODGE COUNTY for the sum of Eleven Dollars And Sixty-Eight Cents
being highest and best bidder for same. And I further certify that
unless redemption is made of said real estate in the manner provided
by law, the said DODGE COUNTY heirs or assigns will be entitled to a
deed therefor on and after the 3rd day of September, 2017 on surrender
of this certificate and in compliance with the provisions of the law
governing this sale.

IN WITNESS WHEREOF, I have hereunto set my hand this
3rd day of September, 2014.

Cathy A Dill, Treasurer

DODGE COUNTY TREASURER
435 NORTH PARK P O BOX 999
FREMONT NE 68025-



Cathy A Dill

Table with columns: WHEN REDEEMED MO/DAY/YR, BY WHOM REDEEMED, AMOUNT PAID, REDEMPTION MONEY, REDEMPTION #, TAX DEED GIVEN, REMARKS. Includes owner name: JORGENSEN/KATHY

Table with columns: Year Date, Subsequent Taxes Paid Amount, Fees, Total

8/23/19

Spoke to Coralea in the Assessor's office. She found out that there was some kind of a building on this property. See pictures attached. Also, notes in permits <sup>estates</sup> that back in 2014, a Joe Kunes did something with the property. No phone #'s to contact anyone. Called Robert Batzell @ 402-334-0256. Was a wrong number. He owns the land.

Will just have to wait until the assessors go out and check the properties due to the Flood of 2019. Cabin is probably gone now.

\*Cassie (Assessor's office) says cabin is still there Aug. 2019. Was flooded, but foundation still looks okay. Talked to neighbors. They said it hasn't been used in years.

ST





August 23, 2019  
09:37 AM

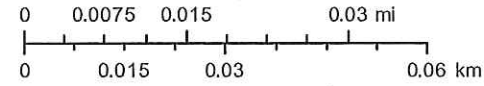
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,128

- Roads
- IOLL
- Fremont Limits

- Parcels
- Sections

*Picture of Parcel # 270137391  
Thought cabin was gone but this  
picture shows something there. May no longer be  
there due to the 2019 flooding of this area.*









DODGE COUNTY ASSESSOR COUNTY REAL PROPERTY INFORMATION

Parcel ID: 270137391

ACTIVE

Tax Year: 2018

Run Date: 07-24-2018 3:57 PM

Page 1 of 3

NDR Code: 03-01-06-03-00-00

Status: 03 Improvement on Leased

Use: 01 Single Family

Zoning: 06 Recreational

Location: 03 Rural

City Size: Not Applicable

Parcel Size: N/A

OWNER NAME AND MAILING ADDRESS

JORGENSEN, KATHY  
4121 N 60TH ST  
OMAHA, NE 68104

Additional Owners  
No.

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Cadastral #  
Living Units:  
Zoning:  
Neighborhood: 16001 - 16001 - IOLL-  
Tax Unit Group: 452 - NICKERSON 0594-1-E  
School Base: 594 27-0594 LOGAN VIEW  
Exemptions:  
Property Flaas:

PROPERTY FACTORS

Topography: LEVEL  
Utilities: WELL/ELEC/SEPTIC  
Access: GRAVEL  
Location:  
Parking Type:  
Parking Quantity:

LEGAL DESCRIPTION

CABIN 10X13 #44 BALTZELL GROUND  
IMPROVEMENTS ONLY

SALES INFORMATION

Grantor	Date	Type	Sale Amount	Validity	Inst.Type	Reference #
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BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
REV	12/18/2014		CLOSED	APPR.REV	KATHY JORGENSEN IS DECEASED. IF THIS STILL THERE 2013 COURT REPORT DOES NOT LIST CABIN
REV	02/01/2013		CLOSED	APPR.REV	

INSPECTION HISTORY

Date	Time	Reason	Appraiser	Contact-Code
05/04/2016		GENERAL REVIEW	Craig	
02/13/2014		GENERAL REVIEW	Gary & Jerry	
02/19/2013		PERMIT	Gary & Jerry	

REGENT APPEAL HISTORY

Year	Level	Case #	Status	Action
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ASSESSMENT VALUE HISTORY

Tax Year	Land	Building	Total
2018	\$0	\$485	\$485
2017	\$0	\$485	\$485
2016	\$0	\$485	\$485
2015	\$0	\$485	\$485
2014	\$0	\$485	\$485

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$0	\$485	\$485	PRIOR
Prior	\$0	\$485	\$485	PRIOR
Cost	\$1,005	Market		
Income	\$0	MRA	Override	\$485

MARKET LAND INFORMATION

Method	AC/SF/Units	FF	Depth	Inf1	Inf2	Factor	Base Val	Final Value	Avg Unit Val
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Total Market Land Area in Acres 0

Total \$0





Parcel ID: 270137391

ACTIVE

Tax Year: 2018

Run Date: 07-24-2018 3:57 PM

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PROPERTY PHOTO





**77-1738. Collection of taxes; when stricken from tax list.**

The county board shall cause delinquent taxes on personalty, mobile homes, cabin trailers, manufactured homes, or similar property assessed and taxed as improvements to leased land to be stricken from the tax list. Such delinquent taxes shall only be stricken if (1) at least two years have expired, (2) the treasurer has used due diligence to collect such taxes, and (3)(a) it appears from the return of the treasurer that any person charged with the taxes has removed out of the county or has died and left no property out of which the taxes can be paid or (b) it appears impossible to collect such taxes.

**Source:** Laws 1903, c. 73, § 165, p. 450; R.S.1913, § 6494; Laws 1915, c. 110, § 1, p. 259; C.S.1922, § 6021; C.S.1929, § 77-1926; R.S.1943, § 77-1738; Laws 1947, c. 260, § 1, p. 849; Laws 1995, LB 490, § 168; Laws 2000, LB 968, § 68.