Recorded: 7/10/2020 at 10:56:20.0 AM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2317

ORDER GRANTING DEFAULT JUDGMENT (TRANSFERING TITLE)

Recorder's Cover Sheet

Preparer Information:
Steven C. Leidinger of Lynch Dallas PC,
526 Second Avenue SE, Cedar Rapids, IA 52401, Phone: (319) 365-9101

Taxpayer Information:
City of Delhi, Iowa, 311 Franklin Street, Delhi, Iowa 52223

Return Document To:
Steven C. Leidinger of Lynch Dallas, P.C.,
526 Second Avenue SE, Cedar Rapids, IA 52401

Grantors: **JAMES B. SCHNITTJER**

Grantees: **CITY OF DELHI, IOWA**

Legal Description: Out Lot Nine (9), except the North one (1) rod thereof, Delhi, Iowa, according to plat recorded in Book A, L.D., Page 238

E-FILED 2020 JUL 09 10:04 PM DELAWARE - CLERK OF DISTRICT COURT

IN THE IOWA DISTRICT COURT FOR DELAWARE COUNTY

CITY OF DELHI, IOWA, Petitioner, vs. JAMES B. SCHNITTJER; CITIBANK (SOUTH DAKOTA) NA; ACC 498 LLC; IOWA DEPARTMENT OF REVENUE; STATE OF IOWA; AND TREASURER OF DELAWARE COUNTY, IOWA, Respondents.	NO. EQCV008672 **ORDER REMOVING CITIBANK (SOUTH DAKOTA) NA FROM CAPTION AND GRANTING DEFAULT JUDGMENT AND AWARDING TITLE TO PETITIONER**

NOW, the Court is presented with the Petitioner's Application for Entry of Default Judgment against Respondents James B. Schnittjer and State of Iowa and Motion to Remove Citibank (South Dakota) NA from the caption. The only other parties of interest, ACC 498 LLC, Iowa Department of Revenue, and Treasurer for Delaware County, Iowa, have each filed a Disclaimer of Interest and Consent to Order. Upon review of the file, the Court FINDS that default judgment should be entered in favor of the Petitioner.

IT IS ORDERED ADJUDGED, AND DECREED Citibank (South Dakota) NA is hereby removed from the caption as a named Respondent due to the fact it no longer holds an interest in the subject real property due to the expiration of its judgment lien pursuant to Iowa Code Section 643.23(1).

IT IS FURTHER ORDERED, that the Clerk of Court enter a Default Judgment in favor of Petitioner; that the subject real property located at **605 3rd Street** in the City of Delhi, Delaware County, Iowa (Parcel No. 000490000103900), and legally described as:

> Out Lot Nine (9), except the North one (1) rod thereof, Delhi, Iowa, according to plat recorded in Book A, L.D., Page 238

is abandoned within the meaning of Iowa Code §657A.10B; and judgment is hereby entered in favor of Petitioner, City of Delhi, Iowa, awarding title to the Property to the City free and clear and any claims, liens or encumbrances held by Respondents and further awarding Petitioner ownership of any abandoned personal property remaining on the Property.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Delaware County Treasurer shall make an entry in the county system cancelling the June 17, 2019 Tax Sale Certificate of Purchase by which Respondent ACC 498 LLC acquired Tax Certificate Number 2019-00048, and shall refund the purchase money to ACC 498 LLC as required pursuant to the provisions of Iowa Code § 657A.10B(6).

Clerk to notify.

State of Iowa Courts

Type: ORDER FOR JUDGMENT

Case Number	**Case Title**
EQCV008672	CITY OF DELHI V JAMES B SCHNITTJER, ET AL.

So Ordered

Monica Zrinyi Wittig, District Court Judge,
First Judicial District of Iowa