



Date October 10, 2011

WHEREAS, the property located at 4026 Glover Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the previous Titleholder Fernando Soltero and previous Mortgage Holders U.S. Bank, National Association and Lederman Bonding Company and the current Titleholder U.S. Bank, National Association were notified more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date have failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure and accessory structure on the real estate legally described as -EX S 65 F- & -EX W 359.42 F-&-EX N 70.29 F- LOT 8 WATROUS HIGHLANDS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4026 Glover Avenue, have previously been declared a public nuisance;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said main structure and accessory structure.

Moved by _____ to adopt.

FORM APPROVED:

Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

Mayor

City Clerk



**PUBLIC NUISANCE
 NOTICE OF INSPECTION
 NEIGHBORHOOD INSPECTION DIVISION
 COMMUNITY DEVELOPMENT DEPARTMENT
 CITY OF DES MOINES, IOWA**

BDH 1C

DATE OF NOTICE: July 6, 2011

DATE OF INSPECTION: May 25, 2011

CASE NUMBER: COD2011-03529

PROPERTY ADDRESS: 4026 GLOVER AVE

LEGAL DESCRIPTION: -EX S 65 F- & -EX W 359.42 F-&-EX N 70.29 F- LOT 8 WATROUS HIGHLANDS

FERNANDO SOLTERO
 Title Holder
 302 E PAYTON AVE
 DES MOINES IA 50315-5854

U.S. BANK NATIONAL ASSOCIATION
 Mortgage Holder
 CT CORP. SYS. REG. AGENT
 500 EAST COURT AVE
 DES MOINES IA 50309

LEDERMAN BONDING COMPANY
 Mortgage Holder
 DAVID LEDERMAN, REG. AGENT
 712 SYCAMORE ST
 WATERLOO IA 50703

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling is occupied, it must be vacated immediately. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City will issue a Municipal Infraction in accordance with Section 60-304 and 60-306 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

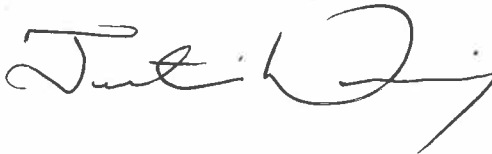
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner. If you plan to renovate the structure and it has been vacant for a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the city may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the County Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Justin S. Denning
(515) 237-1484



Nid Inspector

DATE MAILED: 7/6/2011

MAILED BY: TSY

Areas that need attention: 4026 GLOVER AVE

Component:	Exterior Walls	Defect:	Water Damage
Requirement:		Location:	Unknown
Comments:	Siding is missing - South		
Component:	Roof	Defect:	Cracked/Broken
Requirement:		Location:	
Comments:	Holes in roof - East		
Component:	Exterior Walls	Defect:	Loose Brick
Requirement:		Location:	
Comments:	Brick missing up entire gable. - East		
Component:	Exterior Doors/Jams	Defect:	Cracked/Broken
Requirement:		Location:	
Comments:	Trim - North		
Component:	Brick Chimney	Defect:	Loose Brick
Requirement:		Location:	
Comments:	West		
Component:	Roof	Defect:	Water Damage
Requirement:		Location:	
Comments:	Holes - East		
Component:	Interior Walls /Ceiling	Defect:	Not Supplied
Requirement:		Location:	
Comments:	Interior gutted.		
Component:	Exterior Walls	Defect:	Excessive rot
Requirement:		Location:	Shed
Comments:	Shed walls are deteriorated.		

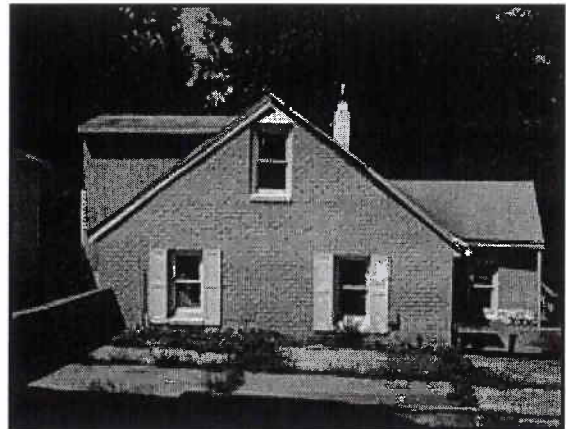
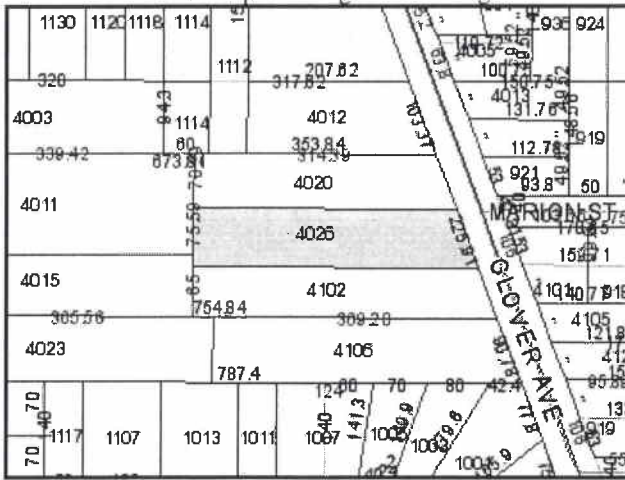
Polk County Assessor

[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
120/06783-000-000	7824-21-326-018	B119	DM34/B	DES MOINES	<u>ACTIVE</u>
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
4026 GLOVER AVE			DES MOINES IA 50315-3409		

Click on parcel to get new listing

[Get Bigger Map](#)



Approximate date of photo 08/13/2009

Mailing Address
WELLS FARGO BANK, NA 1 HOME CAMPUS DES MOINES, IA 50328-0001

Legal Description
-EX S 65 F- & -EX W 359.42 F-&-EX N 70.29 F- LOT 8 WATROUS HIGHLANDS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	US BANK NA	2011-08-19	13944/880	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	23,400	60,200	0	83,600

[Market Adjusted Cost Report](#) [Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

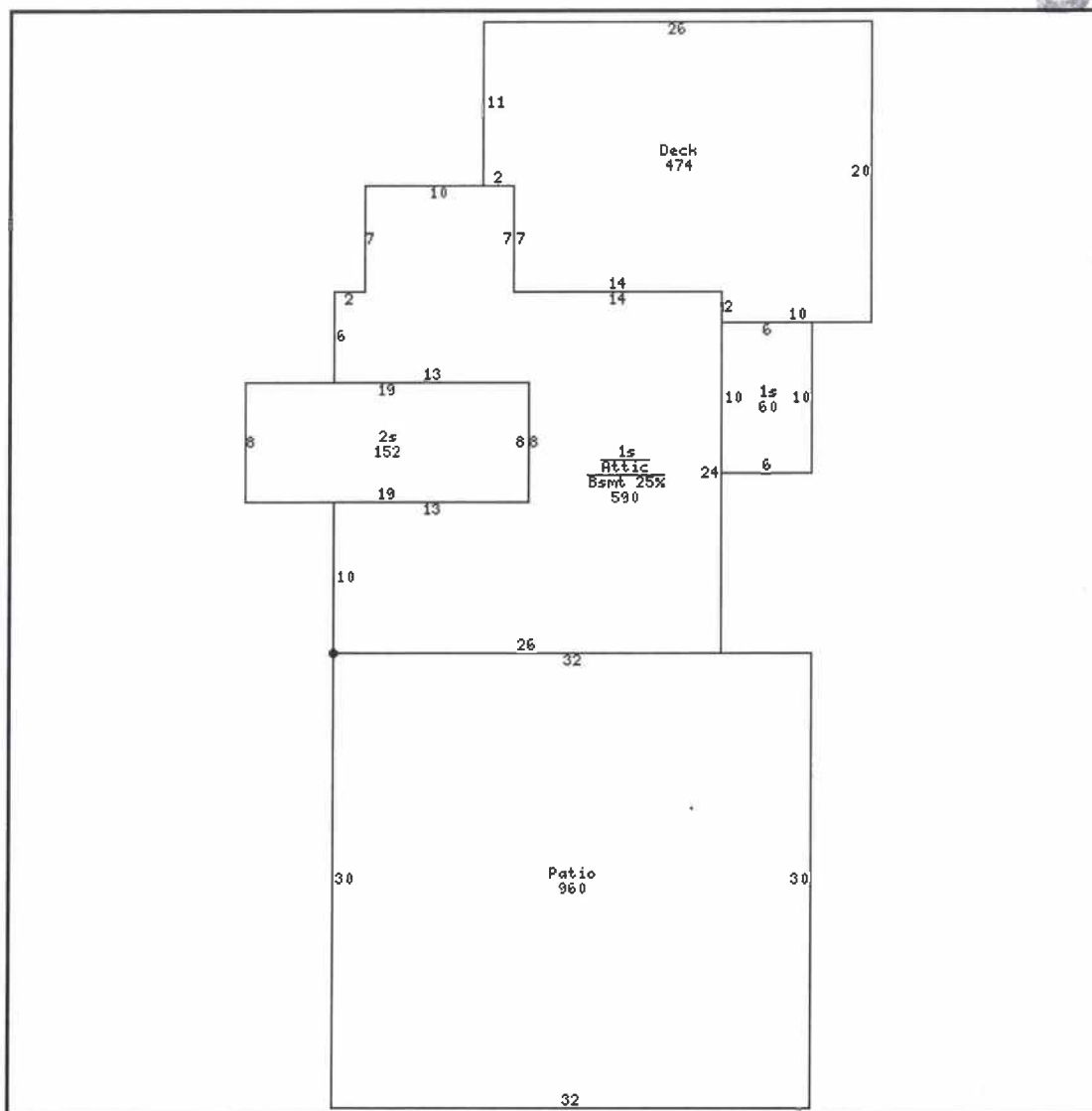
Zoning	Description	SF	Assessor Zoning
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R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200		

Land					
SQUARE FEET	27,064	FRONTAGE	75.0	DEPTH	358.0
ACRES	0.621	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	CV/Conventional
YEAR BUILT	1939	YEAR REMODEL	1994	# FAMILIES	1
GRADE	4	GRADE ADJUST	-10	CONDITION	BN/Below Normal
TSFLA	1,279	MAIN LV AREA	802	UPPR LV AREA	152
ATTIC FINISH	325	BSMT AREA	148	DECK AREA	474
PATIO AREA	960	FOUNDATION	B/Brick	EXT WALL TYP	BR/Brick
%BRICK	100	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
BEDROOMS	1	ROOMS	4		

BDH 1C



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SECRETARY OF HUD	SOLTERO, FERNADO	<u>2005-10-21</u>	27,000	D/Deed	11363/21
HOFFMAN, GARLAND	BURTON, WILLIAM E III	<u>1996-05-24</u>	59,500	D/Deed	7409/18
RANDLEMAN, TRAVIS D	HOFFMAN, GARLAND	<u>1994-04-15</u>	48,000	C/Contract	6999/400
PASUTTI, ROBERT M	RANDLEMAN, TRAVIS D	<u>1994-03-18</u>	30,000	D/Deed	6981/569
FARGO, LEONARD C.	PASUTTI, ROBERT M.	<u>1987-07-23</u>	30,000	D/Deed	5764/235

Year	Type	Status	Application	Permit/Pickup Description
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Current	P/Permit	TW/To Work	2006-05-19	AL/Alterations REMODEL Sqft 672 Cost Estimate 7500
2011	P/Permit	PA/Pass	2006-05-19	AL/REMODEL (672 sf)
2010	P/Permit	PA/Pass	2006-05-19	AL/REMODEL (672 sf)
2009	P/Permit	PA/Pass	2006-05-19	AL/REMODEL (672 sf)
2008	P/Permit	PA/Pass	2006-05-19	AL/REMODEL (672 sf)
2007	P/Permit	PA/Pass	2006-05-19	AL/REMODEL (672 sf)
1997	P/Permit	CA/Cancel	1995-05-22	NC/GARAGE (720 sf) (Cost \$10,713)
1996	P/Permit	PA/Pass	1995-05-22	NC/GARAGE (720 sf) (Cost \$10,713)
1995	P/Permit	CP/Complete	1994-08-29	Carport
1995	U/Pickup	CP/Complete	1994-03-31	Remodel

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	23,400	60,200	0	83,600
2009	<u>Assessment Roll</u>	Residential	Full	24,200	63,000	0	87,200
2007	<u>Assessment Roll</u>	Residential	Full	24,800	57,100	0	81,900
2005	<u>Assessment Roll</u>	Residential	Full	25,500	65,200	0	90,700
2003	<u>Assessment Roll</u>	Residential	Full	22,630	58,720	0	81,350
			Adj	22,630	42,620	0	65,250
2001	<u>Assessment Roll</u>	Residential	Full	20,730	48,170	0	68,900
			Adj	20,730	32,070	0	52,800
1999	Assessment Roll	Residential	Full	9,310	54,760	0	64,070
			Adj	9,310	38,660	0	47,970
1997	Assessment Roll	Residential	Full	8,850	52,050	0	60,900
			Adj	8,850	35,950	0	44,800
1995	Assessment Roll	Residential	Full	8,200	35,900	0	44,100
			Adj	8,200	19,800	0	28,000
1993	Assessment Roll	Residential	Full	7,190	16,910	0	24,100
1993	Was Prior Year	Residential	Full	7,190	14,040	0	21,230

[email this page](#)

Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us

BDH 1C

Recorded: 8/19/2011 at 8:45:14.37 AM
Fee Amount: \$12.00
Revenue Tax: \$0.00
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 201200012718
BK: 13944 PG: 880

Prepared by KATHY BATTANI, Polk Co. Sheriff's Office, 2309 Euclid Ave., Des Moines, Iowa 50310 515-875-5623
Address Tax Statement to: Wells Fargo Real Estate Tax Services 1 Home Campus MACX2302-04D DM IA 50328
Return To: DUNAKEY & KLATT, PC, P.O. BOX 2363, WATERLOO, IA 50701

SHERIFF'S DEED

In Consideration of \$26,841.93 heretofore paid, I, Bill McCarthy, Sheriff of Polk County, Iowa, (Grantors), do hereby sell and convey unto US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST 2006-WFI, ASSET-BACKED PASS THROUGH CERTIFIACTES, SERIES 2006-WFI, Grantee

the following described property in Polk County, Iowa:

THE SOUTH 75.59 FEET OF THE NORTH 145.88 FEET (EXCEPT THE WEST 359.42 FEET THEREOF) OF LOT EIGHT (8) IN WATROUS HIGHLANDS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA

Upon the expiration of the redemption period (no redemption having been made) this DEED is given upon the surrender of the original SHERIFF'S CERTIFICATE OF PURCHASE, the same having been issued on 8/9/2011 in Cause Number 67082 CE

PLAINTIFF: US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST 2006-WFI, ASSET-BACKED PASS THROUGH CERTIFIACTES, SERIES 2006-WFI,

vs

DEFENDANT: FERNANDO SOLTERO, GLISELDA SOLTERO, LEDERMAN BONDING COMPANY, ASSOCIATED ENGINEERING COMPANY OF IOWA, INC., CITY OF DES MOINES, IOWA, AND PARTIES IN POSSESSION,

On Sheriff's Certificate of Purchase was assigned to

Bill McCarthy
Sheriff of Polk County, Iowa Bill McCarthy

State of Iowa, Polk County,

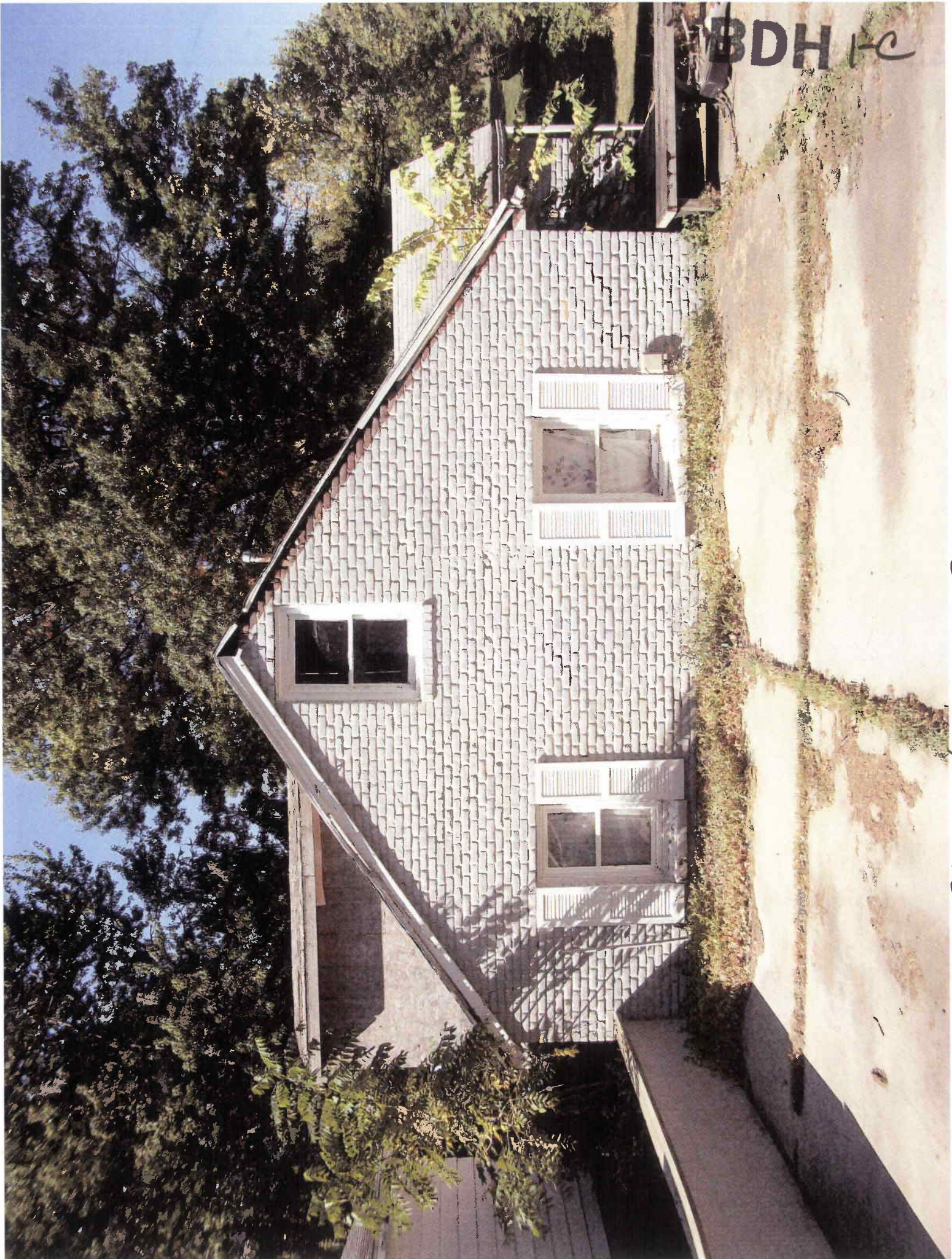
BE IT REMEMBERED, THAT on 8/9/2011 before the undersigned, a Notary Public in and for Polk County, personally appeared Bill McCarthy, Sheriff of Polk County, Iowa to me personally known to be the identical person whose name is subscribed to the foregoing DEED as Sheriff, and who is to me personally known to be the Sheriff aforesaid by him, voluntarily done and executed for the purpose therein mentioned.

WITNESS my hand and seal the day and year last above written.

Kathy A Battani

Notary Public in and for Polk County, Iowa





BDH HC

10-5-11 4050 C. Palmer Lane G-4



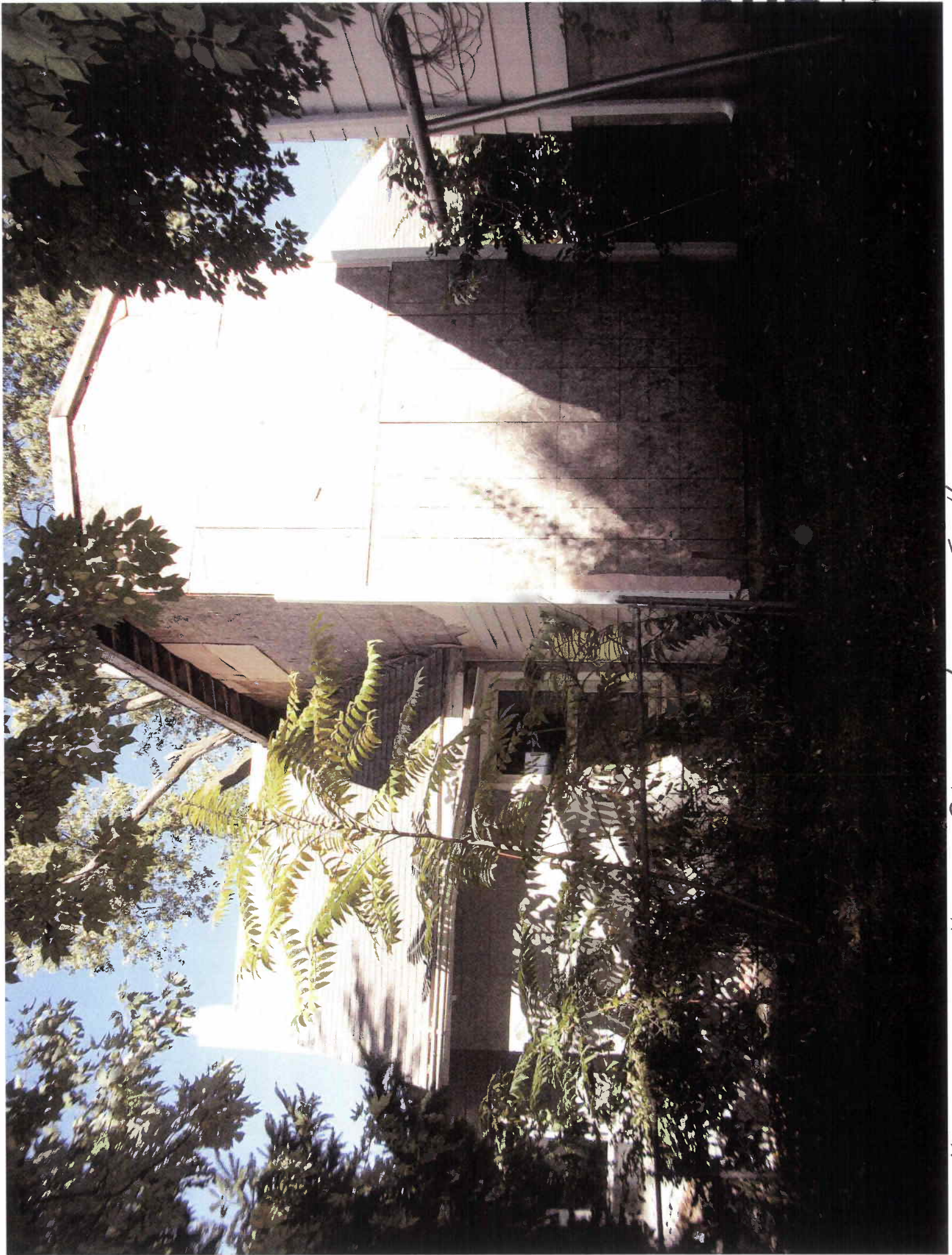
BDH CO

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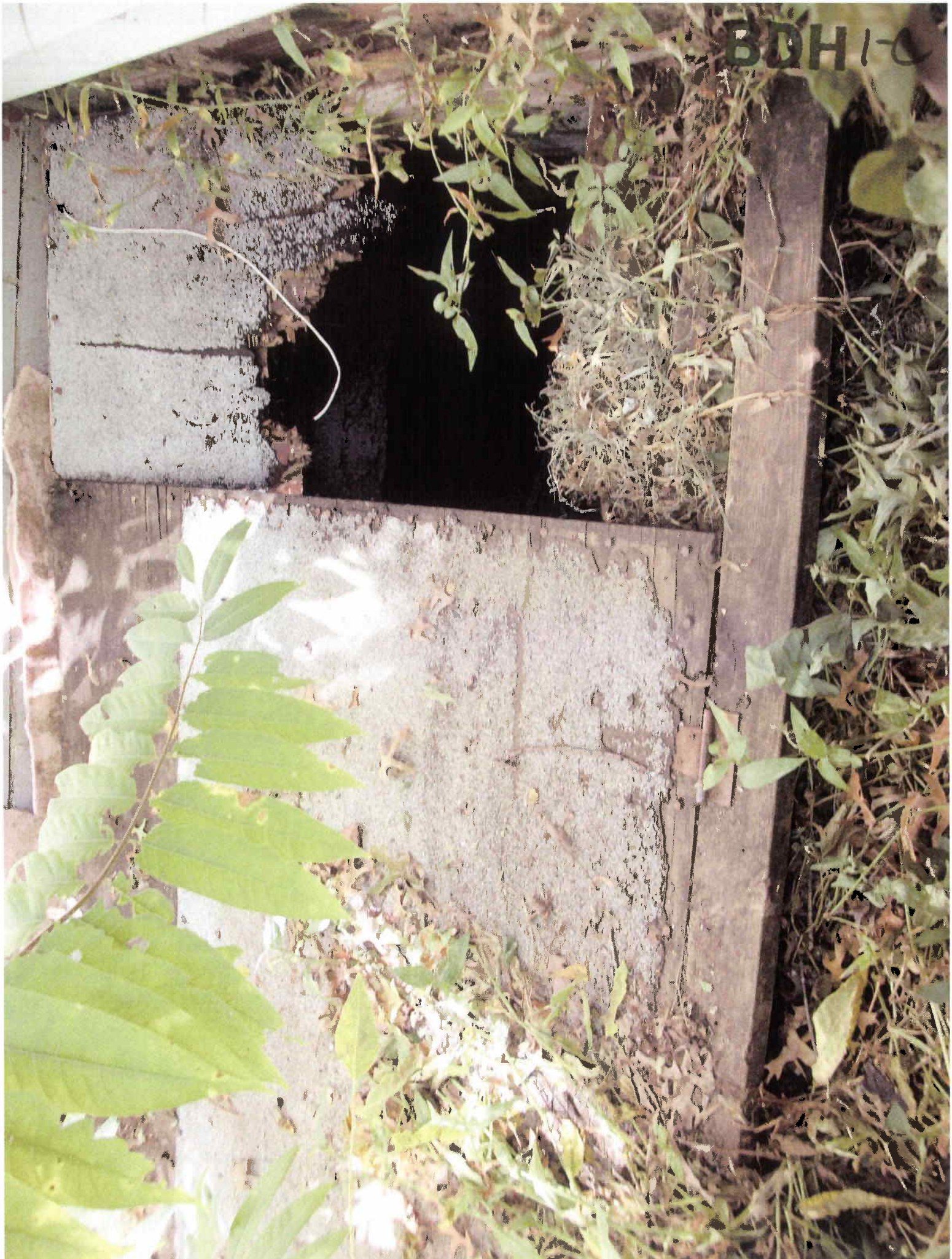
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10-5-11
Unit C-11



10-6-11
207
Cal
5.4

BDH 1-C



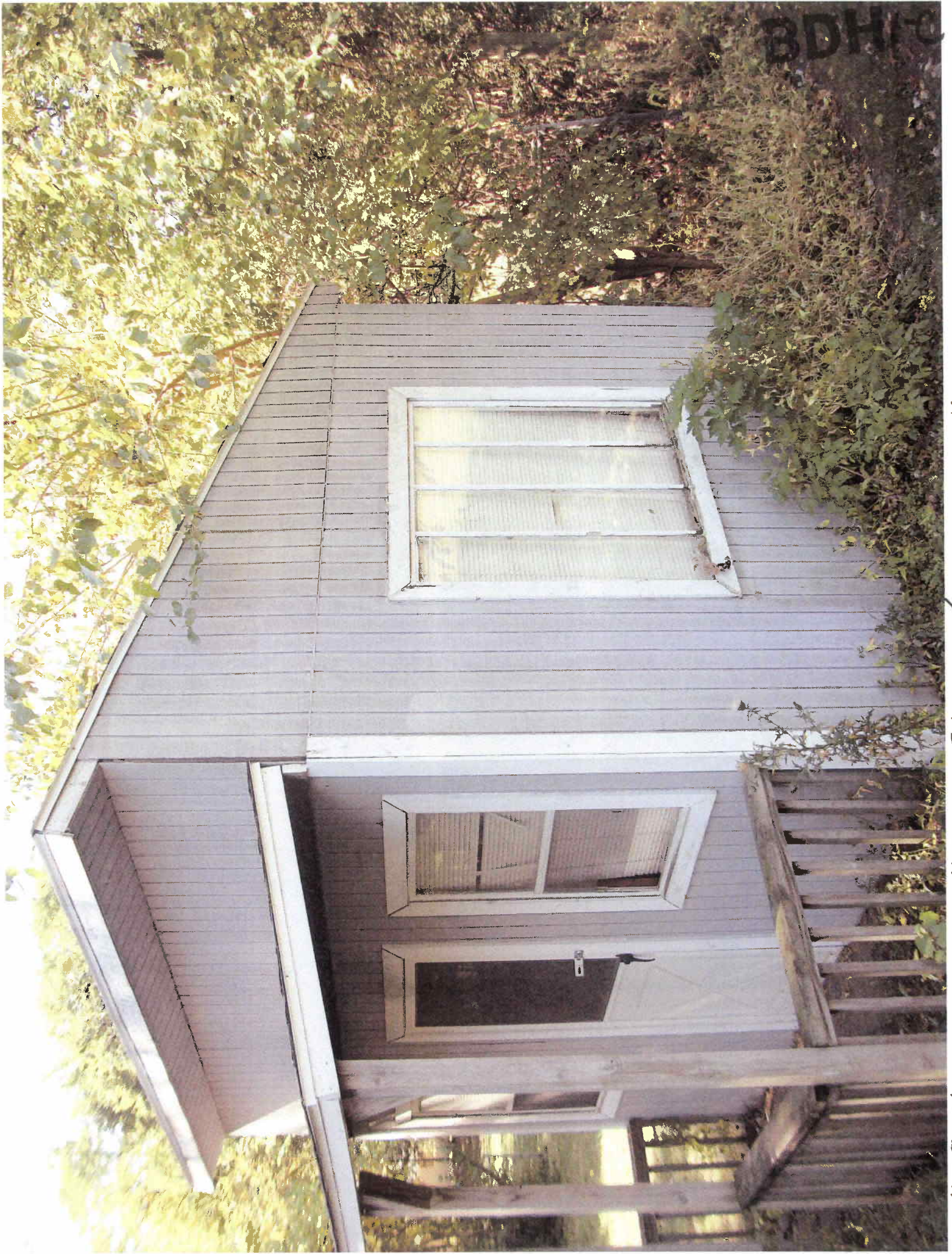
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4m. C. 11.
C. 11



18-5-11
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Tutoring



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