58-1283

IOWA STATE BAR ASSOCIATION
Official Form No. 116

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Delaware County, Iowa
FILED

'90 NOV 30 AM 9 20

AFFIDAVIT IN SUPPORT OF FORFEITURE OF REAL ESTATE CONTRACT

BOOK 16 Page 270

JOAN SHEPPARD
RECORDER
$25.00

TO WHOM IT MAY CONCERN:

STATE OF IOWA
COUNTY OF DELAWARE } ss:

The undersigned, first being duly sworn upon oath (or upon affirmation) deposes and states:

That the relationship of the undersigned to this transaction appears from the **Notice of Forfeiture of Real Estate Contract, hereto attached, together with return(s) of service thereof;** which Notice and return(s) are by this reference made a part of this affidavit as fully as if set forth herein; that by reason of such relationship the facts herein stated are within the personal knowledge of such affiant.

That the parties served, as shown by said returns, included all parties in possession of said real estate at the time of service of said notice.

That, as shown by such returns, more than 30 days have passed since the service of such Notice.

That the default(s) mentioned in said Notice (has) (have) not been removed nor performed nor paid in any amount by said vendee(s), nor by anyone; and that therefore the terms and conditions as to which there is and has been a default have not been performed within the 30 days mentioned in said Notice, nor at any time by anyone; nor has any sum been offered or tendered by said vendees or anyone; that vendor(s) has (have) retaken possession of said real estate following the expiration of said 30 day period.

That the Real Estate Contract mentioned in said Notice specifically provides for the forfeiture of the vendee's(s') rights in such contract in accordance with Code Chapter 656.

That none of the parties upon whom such Notice of Forfeiture was so served, was at the time of the service of said Notice upon them, or at the time of making this affidavit, in the military service or with the Armed Forces of the United States of America, or are they or any of them in any way entitled to any rights under the Soldiers' and Sailors' Civil Relief Act or similar act or acts amendatory thereof or supplementary thereto.

That this affidavit is made as supporting proof, record and notice, that the contract referred to in said Notice of Forfeiture is now null and void, stands forfeited and cancelled and is of no force and effect whatsoever.

Ralph Neuhaus
Ralph Neuhaus
Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said Affiant this 29 day of November, 19 90

(R.W.Nieman)
Clerk of District Court ~~Notary Public~~ in and for The State of Iowa.

The space as indicated above, is reserved to conveniently "tailor" for special situations and to set forth facts to sustain notice by publication or for both of such purposes. See Section 656.3; R.C.P. 60, 60.1 and 62. Suggested: That Personal Service could not and cannot be made upon _____ and _____ in the State of Iowa; that on the _____ day of _____, 19 _____, a copy of said Notice was sent by ordinary mail addressed to said (party) (parties) at their last known mailing address, to-wit: _____

Iowa Code Chapter 656

RECORDER'S CERTIFICATE

STATE OF IOWA, COUNTY OF Delaware, ss:

The undersigned Recorder in and for said County in the State aforesaid, hereby certifies that the foregoing affidavit together with Notice and returns thereto attached was filed in the said Recorder's Office by the party or parties causing said Notice to be served as shown by the Notice, on the 30 day of November, 19 90.

Joan Sheppard
Joan Sheppard
Recorder

FILE No. 58-1283	FILED FOR RECORD THE 30 DAY OF	STATE OF IOWA, DELAWARE COUNTY
RECORDING FEE $ 25.00	November, 19 90 AT 9:20	Joan Sheppard, Recorder
TRANSFER FEE $	O'CLOCK A. M. BOOK 16 PAGE 270	Aff.

Revised March, 1990

IOWA STATE BAR ASSOCIATION
Official Form No. 115

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Randy Gene Miller/Tracy Marie Miller
Rural Route #1
Manchester, Iowa 52057

You and each of you are hereby notified:

(1) The written contract dated April 5, 19 90, and executed by Ralph Neuhaus and Betty Neuhaus, husband and wife, as Vendors, and Randy Gene Miller and Tracy Marie Miller, husband and wife, as Vendees,

for the sale of the following described real estate:

The West Six (6) feet of Lot Six Hundred Forty-four (644), and the East Nineteen and One-half (19½) feet of Lot Six Hundred Forty-three (643), Manchester, same being a part of the North Half (N½) of the Northwest Quarter (NW¼) of Section Thirty-two (32), Township Eighty-nine (89) North, Range Five (5), West of the Fifth Principal Meridian

has not been complied with in the following particulars:

RECEIVED
SHERIFF'S OFFICE
DELAWARE COUNTY, IA
DATE 10/29/90 TIME 2:00PM

(a) October Contract payment	$ 153.23
(b) November Contract payment	153.23
(c) 1989-1990 real estate taxes	141.52
(d) Failure to take care of property and damages resulting therefrom	500.00
Total	$ 947.98

(2) The contract shall stand forfeited unless the parties in default, within 30 days after the completed service of this notice, shall perform the terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

(3) The amount of attorney fees claimed by the Vendors pursuant to Section 656.7 of the Code of Iowa is $ 50.00 (not to exceed $50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

Betty Neuhaus
Ralph Neuhaus
Vendors

By Daniel H. Swift, Their Attorney

Address: 108 North Madison Street
PO Drawer D
Manchester, Iowa 52057

Chapter 656, The Code

ACKNOWLEDGEMENT OF SERVICE

The undersigned hereby acknowledge due, timely and legal service of this notice, and acknowledge receipt of a copy at the time and place set opposite their respective names.

	Date of Service	Place of Service

©Iowa State Bar Association
This Printing May, 1990

RETURN OF SERVICE — Personal

STATE of Iowa
County of Delaware } ss.

The undersigned first being duly sworn, upon oath deposes and states that s he served the notice on the reverse side on each of the persons to whom the notice is addressed, and named below, by delivering a copy of the notice to each of the persons at the time and place set opposite their respective names:

Persons Served	Day	Month	Year	City, Town or Township	County	State
Randy Gene Miller	29th	Oct.	1990	Milo Twp.	Delaware	Iowa

Ronald Wilhelm, Sheriff

Tari Trapp 98-7
SERVED BY: Tari Trapp, Deputy

Subscribed in my presence and sworn to before me by the affiant 10-30, 19 90.

Pat Becker
Pat Becker, Notary Public in the above State.

FEES

Service ..... $ 10.00
Copies ..... $
Mileage ..... $ 2.10
Total ..... $ 12.10

11/6/90
015711

RETURN OF SERVICE — Leaving Copy

STATE of _____
County of _____ } ss.

The undersigned, being first duly sworn, upon oath deposes and states that on _____ 19____, __ he served the notice on the reverse side on _____ at his/her _____ dwelling house or usual place of abode in the City, Town or Township of _____ in _____ County, _____, and which place was not a rooming house, hotel, club or apartment building, by there delivering a copy of the notice to _____ a person residing there who was then at least eighteen years old.

_____

Subscribed in my presence and sworn to before me by the affiant _____, 19 _____.

_____, Notary Public in the above State.

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(3) The amount of attorney fees claimed by the Vendors pursuant to Section 656.7 of the Code of Iowa is $ 50.00 (not to exceed $50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

Betty Neuhaus
Ralph Neuhaus
Vendors

By Daniel H. Swift
Their Attorney—

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PO Drawer D
Manchester, Iowa 52057

Chapter 656, The Code

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Persons Served	Day	Month	Year	City, Town or Township	County	State
Tracy Marie Miller	29th	Oct.	1990	Milo Twp.	Delaware	Iowa

Ronald Wilhelm, Sheriff

Tari Trapp 2857
SERVED BY: Tari Trapp, Deputy

Subscribed in my presence and sworn to before me by the affiant 11/30, 19 90.

Pat Becker
Pat Becker, Notary Public in the above State.

FEES

Service ..... $ 5.00
Copies ..... $
Mileage ..... $
Total ..... $ 5.00

11/6/90
015711

RETURN OF SERVICE — Leaving Copy

STATE of _____
County of _____ } ss.

The undersigned, being first duly sworn, upon oath deposes and states that on _____ 19____, __ he served the notice on the reverse side on _____ at his/her _____ dwelling house or usual place of abode in the City, Town or Township of _____ in _____ County, _____, and which place was not a rooming house, hotel, club or apartment building, by there delivering a copy of the notice to _____ a person residing there who was then at least eighteen years old.

_____

Subscribed in my presence and sworn to before me by the affiant _____, 19 _____.

_____, Notary Public in the above State.