DELAWARE COUNTY IOWA
FILED
2000 AP 17 AM 9:23
BOOK 2000 PAGE 1170
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$10.00

Contract
Book 139 Page 125

Prepare Information ⊗ Michael A. Bowman, 114 S. Cedar St., Monticello, (319) 465-5448
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

AFFIDAVIT IN SUPPORT OF FORFEITURE OF REAL ESTATE CONTRACT

TO WHOM IT MAY CONCERN: STATE OF IOWA, COUNTY OF DELAWARE

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.

Keith W. Besler Keith W. Besler
Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said Affiant this 15 day of April 2000

Michael A. Bowman
Notary Public in and for the State of Iowa

Comm. exp 6/4/02

● 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 _____, _____, 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

Copy

RECEIVED
SHERIFF'S OFFICE
DELAWARE COUNTY, IA
DATE 3/8/00 TIME 9:20 Am

Preparer Information Michael A. Bowman, 114 S. Cedar St., Monticello, (319) 465-5448
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO:
Henry A. Hines, 2882 285th Ave., Hopkinton, IA 52237
Chad Hines, 2880 285th Ave., Hopkinton, IA 52237
April Peters, 2880 285th Ave., Hopkinton, IA 52237

You and each of you are hereby notified:

(1) The written contract dated January 14, 1998, and executed by Keith W. Besler and Denise Besler,
as Vendors, and
Henry A. Hines,
as Vendees, for the sale of the following described real estate:

PARCEL B Part of the SW 1/4 of the SE 1/4 Section 6, T87N, R3W of the 5th Principal Meridian, Delaware County, Iowa, accoridng to plat recorded in Book 8 Plats, page 56

has not been complied with in the following particulars:

(a) Unpaid monthly payment os $207.95 each, due 15th of each month from January 1999 through and including February, 2000 (14 mo. @ $207.95)	2,911.30
(b) Delinqquent property taxes, due September 1999, including interest and penalty	272.00
Total	3,183.30

(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.

Keith W. Besler

Keith W. Besler

Vendors
(or Successors in Interest)

By Michael A. Bowman
Their Attorney -

Address: 114 S. Cedar St., Monticello, IA 52310

Chapter 656, The Code

NOTE: If the Fair Debt Collection Practices Act, 15 U.S.C. §§ 1692 et seq., applies to this communication, attach Form No. 172, Notice of Validation of Debt.

ACKNOWLEDGMENT 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

MEMO AND AFFIDAVIT OF SERVICE

STATE OF IOWA

County of Delaware } SS.

The undersigned, first being duly sworn, upon oath deposes and states that (he)~~(she)~~ served the notice on the obverse side hereof on each of the persons to whom said notice is addressed, and named below, by delivering a copy of said notice to each of said persons at the time and place set opposite their respective names, to-wit:

Name	Month	Day	Year	City Town or Township	County	State
Henry A. HInes	03	08	2000	2882 285th Ave. Hopkinton	Delaware	Iowa

F.K. Porter #285
F.K. Porter, Deputy Sheriff 28~~5~~

Subscribed in my presence and sworn to before me by said affiant this 9th day of March, 2000

Pat Becker
Pat Becker, Notary/Delaware County, Iowa

Notary Public in and for said County and State

FEES:
Service: $10.00
Mileage: 12.00
TOTAL: $22.00

PAID Date 3/20/00 Ck. No. 3330