THE IOWA STATE BAR ASSOCIATION
Official Form No 176

Thomas J. Hanson ISBA # 02110

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

RECORDER FEE $ 36.00
AUDITOR FEE $ 5.00

DELAWARE COUNTY, IOWA
FILED
2003 MAY -7 PM 3:51
BOOK 2003 PAGE 2195
DEBORAH L. FEYTON
DELAWARE CO. RECORDER

Entered for taxation 9th day
of May A.D., 2003
Sharon McLeister, Auditor
By Carla Beeston Deputy
5-144

Preparer Information Thomas J. Hanson, 401 East Main Street, Manchester, (563) 927-5920
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.

● Original Real Estate Contract recorded in Book 2001, Page 2766 of the records of the Delaware County Recorder.

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.

Edmund P Schaul Sherry A Schaul
Edmund P. Schaul & Sherry A. Schaul Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said Affiant this 7th day of May, 2003.

OFFICIAL SEAL IOWA
THOMAS J. HANSON
COMMISSION # 115040
MY COMMISSION EXPIRES
7/22/04

Thomas J. Hanson
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 _____, _____, 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

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THE IOWA STATE BAR ASSOCIATION
Official Form No. 175

Thomas J. Hanson ISBA # 02110

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

Preparer Information Thomas J. Hanson, 401 East Main Street, Manchester, (563) 927-5920
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO:

Harold Dean Scott	Wendy Wright & Chuck Beatty	Troy Letts & Connie Letts
507 West Locust	804 E Main Street	806 E Main Street
Dubuque, Iowa 52001	Manchester, Iowa 52057	Manchester, Iowa 52057

You and each of you are hereby notified:

(1) The written contract dated July 27th, 2001, and executed by Edmind P. Schaul & Sherry A. Schaul as Trustees of the Edmund P. Schaul Revocable Trust & Sherry A. Schaul Revocable Trust, as Vendors, and Harold Dean Scott,

as Vendees, for the sale of the following described real estate:

The East sixty one and five-tenths (61.5) feet of the West one hundred twenty three (123.0) feet of the South one hundred twenty five (125.0) feet of Lot Three (3) of Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 484-485.

has not been complied with in the following particulars:

(a)	One-half of contract payment due 1-1-03	$250.00
(b)	Contract payments due in the amount of $500.00 each	
(c)	on February 1st, March 1st and April 1st, 2003	$1,500.00
(d)	Real Estate Taxes and Penalties for 9/02 & 3/03 taxes	$750.00
	Total	$2,500.00

(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.

Edmund P. Schaul

Edmund P. Schaul as Trustee of the Edmund P. Schaul Revocable Trust

Sherry A. Schaul

Sherry A. Schaul as Trustee of the Sherry A. Schaul Revocable Trust

Vendors (or Successors in Interest)

By _____

Thomas J. Hanson

Their Attorney -

Address: 401 East Main Street, Manchester, Iowa 52057

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.

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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
HAROLD SCOTT	APRIL 6, 2003	1867 GRACE ST

MEMO AND AFFIDAVIT OF SERVICE

STATE OF IOWA

County of DUBUQUE } 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
HAROLD SCOTT	4	6	03	DUBUQUE	DUBUQUE	IA

* Mark Deputy

Subscribed in my presence and sworn to before me by said affiant this _____ day of _____, _____.

_____

_____

Notary Public in and for said County and State

RECEIVED
SHERIFF'S OFFICE
DELAWARE COUNTY, IA
DATE 4/4/03 TIME 8:45 am

Preparer Information Thomas J. Hanson, 401 East Main Street, Manchester, (563) 927-5920
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO:
Harold Dean Scott
507 West Locust
Dubuque, Iowa 52001

Wendy Wright & Chuck Beatty
804 E Main Street
Manchester, Iowa 52057

Troy Letts & Connie Letts
806 E Main Street
Manchester, Iowa 52057

You and each of you are hereby notified:

(1) The written contract dated July 27th, 2001, and executed by Edmind P. Schaul & Sherry A. Schaul as Trustees of the Edmund P. Schaul Revocable Trust & Sherry A. Schaul Revocable Trust, as Vendors, and Harold Dean Scott,

as Vendees, for the sale of the following described real estate:
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has not been complied with in the following particulars:

(a)	One-half of contract payment due 1-1-03	$250.00
(b)	Contract payments due in the amount of $500.00 each	
(c)	on February 1st, March 1st and April 1st, 2003	$1,500.00
(d)	Real Estate Taxes and Penalties for 9/02 & 3/03 taxes	$750.00
	Total	$2,500.00

(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.

Edmund P. Schaul
Edmund P. Schaul as Trustee of the Edmund P. Schaul Revocable Trust

Sherry A. Schaul
Sherry A. Schaul as Trustee of the Sherry A. Schaul Revocable Trust
Vendors (or Successors in Interest)

By _____
Thomas J. Hanson
Their Attorney -

Address: 401 East Main Street, Manchester, Iowa 52057

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.

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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
Wendy Wright	04	04	2003	804 E. Main Manchester,	St. Delaware Iowa	Iowa
Chuck Beatty served by substitute on Wendy Wright	04	04	2003	804 E. Main Manchester,	St. Delaware Iowa	Iowa

Michael Wilson 28 6
Michael Wilson, Deputy 28-6

Subscribed in my presence and sworn to before me by said affiant this 4 day of April, 2003.

Pat Becker
Pat Becker, Notary Public

Delaware Notary Public in and for said County and State

PAT BECKER
Commission Number
My Comm. Exp. 3/1/05

FEES:
Service: $15.00
Mileage: 1.00
Copy: 10.00
TOTAL: $26.00

PAID Date 4/16/03 Ck. No. 4494

RECEIVED
SHERIFF'S OFFICE
DELAWARE COUNTY, IA
DATE 4/4/03 TIME 8:45 AM

Preparer Information Thomas J. Hanson, 401 East Main Street, Manchester, (563) 927-5920
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO:

Harold Dean Scott	Wendy Wright & Chuck Beatty	Troy Letts & Connie Letts
507 West Locust	804 E Main Street	806 E Main Street
Dubuque, Iowa 52001	Manchester, Iowa 52057	Manchester, Iowa 52057

You and each of you are hereby notified:

(1) The written contract dated July 27th, 2001, and executed by Edmind P. Schaul & Sherry A. Schaul as Trustees of the Edmund P. Schaul Revocable Trust & Sherry A. Schaul Revocable Trust, as Vendors, and Harold Dean Scott,

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(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.

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Edmund P. Schaul
Edmund P. Schaul as Trustee of the Edmund P. Schaul Revocable Trust

Sherry A. Schaul
Sherry A. Schaul as Trustee of the Sherry A. Schaul Revocable Trust

Vendors (or Successors in Interest)

By [signature]
Thomas J. Hanson
Their Attorney -

Address: 401 East Main Street, Manchester, Iowa 52057

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.

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	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
Connie Letts	04	04	2003	806 E. Main St. Manchester,	Delaware Iowa	Iowa
Troy Letts served by substitute on Connie Letters	04	04	2003	806 E. Main St. Manchester,	Delaware Iowa	Iowa

Michael Wilson 28-6

Michael Wilson, Deputy 28-6

Subscribed in my presence and sworn to before me by said affiant this 4 day of April, 2003.

Pat Becker

Pat Becker

Delaware Notary Public in and for said County and State

PAT BECKER
Commission Number 1[illegible]
My Comm. Exp. 5/10/05

Service: $15.00
Copy: 10.00
Mileage: 1.00
TOTAL: $26.00

PAID Date 4/16/03 Ck. No. 4494