Book 2008 Page 641

Document 2008 641 Type 06 013 Pages 5
Date 3/05/2008 Time 9:56:40AM
Rec Amt $34.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

ENV:

Return to preparer: William Mathis, Esq., 126 W. 2nd Street, Muscatine, Iowa 52761-3713; (563) 263-9494
Taxpayer info: Asset Management West 5, LLC, 1831 Von Karman, Suite 380, Irvine, CA 92612

Affidavit

To whom it may concern: State of Iowa, Muscatine County, ss:

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

1. §655A.3(3): The mortgagee may file a written notice required in subsection 1 together with proof of service on the mortgagor with the recorder of the county where the mortgaged property is located. Such a filing shall have the same force and effect on third parties as an indexed notation entered by the clerk of the district court pursuant to section 617.10, commencing from the filing of proof of service on the mortgagors and terminating on the filing of a rejection pursuant to section 655A.6, an affidavit of completion pursuant to section 655A.7, or the expiration of ninety days from completion of service on the mortgagors, whichever occurs first.

2. The attached documents are being recorded pursuant to §655A.3(3).

3. This affidavit is given in regard to title to the following property in Delaware County, Iowa:
Lot 8, except the West 7 feet thereof, in Hawker's First Addition to Manchester, Iowa, according to the plat recorded in Book 2 Plats, Page 78, Delaware County, Iowa.

Dated this 4 day of March, 2008.

William Mathis

Subscribed in my presence and sworn (affirmed) to before me by the said William Mathis this 4 day of March, 2008.

Hope L Meyermann
, Notary Public for the State of Iowa

NOTARIAL SEAL IOWA
HOPE L. MEYERMANN
Commission Number 734303
My Commission Expires
5/13/2008

Return of Service

IN THE IOWA DISTRICT COURT FOR BUCHANAN COUNTY

Case Name: ASSET MANAGEMENT WEST 5,LLC **VS** CRAMER,JERRYL/NANCY J

Case No.: 01242008 **S.O. No.:** 11,214

Notice Rec'd This Date: 1/24/2008

Asset mgt 2

STATE OF IOWA

BUCHANAN County } SS.

I certify that I served a copy of: Notice of Nonjudicial Foreclosure

Served:

at

on 1/24/2008 **Type Of Service:** Substitute

CRAMER, JERRY/NANCY

By Serving: CRAMER, CODY **at** 205 4TH ST SE INDEPENDENCE

on 1/24/2008 **at** 5:38 PM Relationship:SON

by serving **it's** **on** / /

(Company) **(Name)** **(Title)**

at

Notes: Diligent Search/Remarks

FEES:

Processing:		$25.00
Mileage	:	$2.02
Copy	:	$0.50
Notary	:	
Misc.	:	
Total	**:**	**$27.52**

FEES PAID BY:

Paid 2/8/08

BILL WOLFGRAM **, Sheriff**

BUCHANAN **County, IA**

Deputy Joe Schwinghammer **Deputy**

FORM 101H-012 RETURN OF SERVICE — FIDLAR ELECTION CO., ROCK ISLAND, ILLINOIS

In the Iowa ~~District Court~~, for Delaware County

Case Name Asset Management West/vs/Jerry L and Nancy J Cramer/City of Manchester and any Parties in Possession at 628 E Prospect St.Man.
Case No. N/A
Notice recd. this date ~~12/14/07~~

STATE OF IOWA } SS
Delaware COUNTY }

RETURN OF SERVICE:

		Type of Service Code
____	Personal	1
____	Dwelling/Substitute	2
____	Hotel, Boarding/Rooming House	3
____	Corporation/Association	4
XX	Official (State, County, City)	5
____	Spouse away from residence	6
____	Other ____	7

I certify that I served a copy of:

- ☐ Petition and Original Notice
- ☐ Modification/Application and Notice
- ☐ Order to Show Cause
- ☐ Order Filed ____
- ☐ Writ ____
- ☒ Other Notice of Nonjudicial Foreclosure of Mortgage

Served:

				Type Code
____ (NAME)	at ____ (ADDRESS)	on ____ (DATE)		|___|
____	at ____	on ____		|___|
____	at ____	on ____		|___|
____	at ____	on ____		|___|
____	at ____	on ____		|___|
____ (NAME)	by serving ____ (NAME)	at ____ (ADDRESS)		|___|

____ on ____, (a person residing therein who was then at least 18 years old) or (spouse away from residence). [Strike non-applicable part.]

City of Manchester (COMPANY/GOVERNMENT UNIT NAME) by serving erin Rempe (NAME) |5|

City Clerk (its TITLE), on 12/14/07 1:50 P (DATE), at City Hall/Manchester Iowa

NOTES: (Diligent Search, etc.)

House is empty at 628 E. Prospect St. Manchester. Cramers moved to Independence, Ia (Buchanan Co) at 205 4th St. S.E.)

John A LeClere, Sheriff
Delaware, County, Iowa

Fees:
Service 15.00
Mileage 1.00
Copy ____
Total ~~16.00~~

PAID Dec 12 07 Ck. No. 1042

DEPUTY SHERIFF (OFFICIAL TITLE)
Chief Deputy Eric Brooks, 28-3

Fees charged to/paid by Atty/Party:

NOTE: Copy of Original Notice, if served, must be attached to this form.

NOTICE OF NONJUDICIAL FORECLOSURE OF MORTGAGE

TO: Jerry L. Cramer, Nancy J. Cramer, The City of Manchester, and all Persons in Possession of the property described below:

1. The note and mortgage being foreclosed on was given by Jerry L. Cramer and Nancy J. Cramer to First Indiana Bank, N.A. on August 18, 2006. It was recorded on August 24, 2006, in Book 2006, Page 3113 in the Delaware County records. The mortgage is currently owned by Asset Management West 5, LLC pursuant to an assignment dated September 27, 2007, recorded on November 13, 2007, in Book 2007 Page 3649. The property subject to the mortgage is located at 628 E Prospect Street, Manchester, Iowa, and is legally described as Lot 8, except the West 7 feet thereof, in Hawker's First Addition to Manchester, Iowa, according to the plat recorded in Book 2 Plats, Page 78, Delaware County, Iowa.

2. The mortgagors have not complied with the terms of the mortgage. The mortgagors have failed to make the following payments:

8 payments owing, April through November, 2007	$7,033.50
Late charges	$625.20
Other charges	$225.25
Total:	$7,883.95

3. Unless within thirty days after the completed service of this notice the mortgagors perform the terms in default or file with the recorder of the county where the mortgaged property is located a rejection of the notice pursuant to §655A.6 and serves a copy of the rejection upon the mortgagee, the mortgage will be foreclosed.

WITHIN THIRTY DAYS AFTER YOUR RECEIPT OF THIS NOTICE, YOU MUST EITHER CURE THE DEFAULTS DESCRIBED IN THIS NOTICE OR FILE WITH THE RECORDER OF THE COUNTY WHERE THE MORTGAGED PROPERTY IS LOCATED A REJECTION OF THIS NOTICE AND SERVE A COPY OF YOUR REJECTION ON THE MORTGAGEE IN THE MANNER PROVIDED BY THE RULES OF CIVIL PROCEDURE FOR SERVICE OF ORIGINAL NOTICES. IF YOU WISH TO REJECT THIS NOTICE, YOU SHOULD CONSULT AN ATTORNEY AS TO THE PROPER MANNER TO MAKE THE REJECTION.

IF YOU DO NOT TAKE EITHER OF THE ACTIONS DESCRIBED ABOVE WITHIN THE THIRTY-DAY PERIOD, THE FORECLOSURE WILL BE COMPLETE AND YOU WILL LOSE TITLE TO THE MORTGAGED PROPERTY. AFTER THE FORECLOSURE IS COMPLETE THE DEBT SECURED BY THE MORTGAGED

PROPERTY WILL BE EXTINGUISHED.

William Mathis AT0005021
METCALF, CONLON & SIERING, PLC
126 West Second Street
Muscatine, IA 52761-3713
(563) 263-9494 (telephone)
(563) 264-7824 (facsimile)
mathisw@mcslawiowa.com
Attorney for Asset Management West 5, LLC