Book 2016 Page 2176
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Date 8/18/2016 Time 10:45:30AM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AFFIDAVIT OF MAILING NOTICE
Recorder's Cover Sheet

Preparer Information: Timothy T. Schloss, 118 West Mission Street, Strawberry Point, IA 52076, Phone: (563) 933-2029

Taxpayer Information: Farmers Savings Bank, PO Box 127, Colesburg, Iowa 52035

Return Address: Timothy T. Schloss, PO Box 560, Strawberry Point, IA 52076

Grantors: ~~See Page 2~~ Timothy T. Schloss

Grantees: ~~See Page 2~~ Robert J. Froehle
Kimberly K. Froehle
Cach, LLC
CT Corporation System
Capital One Bank USA NA

Legal Description: See Page 2

Document or instrument number if applicable:

Robert J. Froehle and Kimberly K. Froehle Voluntary Foreclosure Procedure

IN RE: That part of Lot Six (6) of the subdivision of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., described as commencing at the southwest corner of said Lot Six (6), thence east sixty (60) feet, thence North one hundred fifty six and six tenths (156.6) feet, thence west sixty (60) feet, thence south one hundred fifty six and six tenths (156.6) feet to the place of beginning in the Town of Colesburg, Delaware County, Iowa, according to amended and corrected plat of incorporated Town of Colesburg.

AFFIDAVIT OF MAILING NOTICE

STATE OF IOWA, COUNTY OF CLAYTON, ss.

The undersigned, first being duly sworn (or affirmed), states that on the June 30, 2016, he personally mailed to each of the following named persons a Notice (a true copy of which Notice is attached hereto and made a part hereof), Notice to Possible Lienholders of Election to Use Alternative Nonjudicial Voluntary Foreclosure Procedure by certified mail, each such notice, together with other enclosures if so indicated above, being mailed in a sealed envelope with proper postage thereon, addressed to the said persons respectively, at their last known Post Office addresses, by depositing the same on said date in a United States Post Office mail receptacle in said County, to-wit:

Cach, LLC, 4340 S. Monaco Street, Denver, CO 80237
CT Corporation System, 400 E. Court Avenue, Des Moines, IA 50309
Capital One Bank (USA) NA, Capital One Drive, McLean, VA 22102-3491

(If return receipts are required so state and attach).

Timothy T. Schloss (Affiant)

Signed and sworn to (or affirmed) before me on August 10, 2016, by Timothy T. Schloss.

Signature of Notary Public

VALERIE N. PARIS
Commission Number 163035
My Commission Expires
12-02-2018

Prepared by: Timothy T. Schloss, 118 W Mission, Strawberry Point, IA 52076 (563) 933-2029
Return Document to: Timothy T Schloss, 118 W Mission St, St Pt, IA 52076 (563) 933-2029
Address Tax Statement: Farmers Savings Bank, PO Box 127, Colesburg, IA 52035

NOTICE TO POSSIBLE LIENHOLDERS OF ELECTION TO USE ALTERNATIVE NONJUDICIAL VOLUNTARY FORECLOSURE PROCEDURE
Iowa Code Section 654.18

TO: Cach, LLC
4340 S. Monaco St., 2nd Floor
Denver, CO 80237

CT Corporation System
400 E. Court Avenue
Des Moines, IA 50309

YOU ARE HEREBY NOTIFIED THAT:

1. Robert J. Froehle and Kimberly K. Froehle are the Mortgagors and Farmers Savings Bank is the Mortgagee under a real estate mortgage dated May 17, 2005, and recorded in the office of the County Recorder of Delaware County, Iowa, on May 26, 2005, as Instrument No. 2005-1829. Farmers Savings Bank is the holder of the real estate mortgage. The real estate mortgage is a lien on the following described real estate situated in Delaware County, Iowa:

That part of Lot Six (6) of the subdivision of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., described as commencing at the southwest corner of said Lot Six (6), thence east sixty (60) feet, thence North one hundred fifty six and six tenths (156.6) feet, thence west sixty (60) feet, thence south one hundred fifty six and six tenths (156.6) feet to the place of beginning in the Town of Colesburg, Delaware County, Iowa, according to amended and corrected plat of incorporated Town of Colesburg.

2. The Mortgagor is now in default under the terms of the real estate mortgage and the obligations it secures.

3. Mortgagor and Mortgagee have agreed to use the alternative nonjudicial voluntary foreclosure procedure in Iowa Code Section 654.18 with respect to the real estate mortgage.

4. As a possible holder of a junior lien against the real estate, you have thirty (30) days from the date of mailing of this notice to you in which to exercise any right of redemption you may have with respect to the real estate. You may exercise any right of redemption by payment to Farmers Savings Bank at P.O. Box 127, Colesburg, IA

52035, of the amount of the debt secured by the real estate mortgage, which debt at the time this notice is mailed totals $ 25,882.26 plus interest at the rate of 6.87 percent per annum from April 1, 2016, until paid, plus any advances in the future by the Mortgagee made and secured in accordance with the terms of the real estate mortgage, and any protective advances made by the Mortgagee pursuant to Iowa Code Chapter 629.

5. Words and phrases herein, including acknowledgments hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Farmers Savings Bank, Mortgagee

By: _____

Title: E.V.P.

P.O. Box 127
Colesburg, IA 52035
(563) 856-2525

Prepared by: Timothy T. Schloss, 118 W Mission, Strawberry Point, IA 52076 (563) 933-2029
Return Document to: Timothy T Schloss, 118 W Mission St, St Pt, IA 52076 (563) 933-2029
Address Tax Statement: Farmers Savings Bank, PO Box 127, Colesburg, IA 52035

NOTICE TO POSSIBLE LIENHOLDERS OF ELECTION TO USE ALTERNATIVE NONJUDICIAL VOLUNTARY FORECLOSURE PROCEDURE
Iowa Code Section 654.18

TO: Capital One Bank (USA) N.A.
Capital One Drive
McLean, VA 22102-3491

YOU ARE HEREBY NOTIFIED THAT:

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52035, of the amount of the debt secured by the real estate mortgage, which debt at the time this notice is mailed totals $ 25,882.26 plus interest at the rate of 6.87 percent per annum from April 1, 2016, until paid, plus any advances in the future by the Mortgagee made and secured in accordance with the terms of the real estate mortgage, and any protective advances made by the Mortgagee pursuant to Iowa Code Chapter 629.

5. Words and phrases herein, including acknowledgments hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Farmers Savings Bank, Mortgagee

By: _____

Title: E.V.P.

P.O. Box 127
Colesburg, IA 52035
(563) 856-2525

DER: COMPLETE THIS SECTION

omplete items 1, 2, and 3.
rint your name and address on the reverse
o that we can return the card to you.
ttach this card to the back of the mailpiece,
r on the front if space permits.

rticle Addressed to:

Corporation System
90 E Court Ave.
es Moines, Ia 50309

9590 9402 1303 5285 1274 65

rticle Number (Transfer from service label)

0640 0001 3253 4742

orm 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 7-5-16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DES MOINES IA SORTING STATION JUL - 6 2016

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

rec'd 7/8/16 TTS

DER: COMPLETE THIS SECTION

omplete items 1, 2, and 3.
rint your name and address on the reverse
o that we can return the card to you.
ttach this card to the back of the mailpiece,
r on the front if space permits.

rticle Addressed to:

ch, LLC
405 S. Monaco St.
2nd Floor
nver, CO 80237

9590 9402 1303 5285 1274 72

rticle Number (Transfer from service label)

5 0640 0001 3253 4728

orm 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by (Printed Name) JUN 05 2016 | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
Square Two Financial

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

rec'd 7-6-16 TTS

DER: COMPLETE THIS SECTION

omplete items 1, 2, and 3.
rint your name and address on the reverse
o that we can return the card to you.
ttach this card to the back of the mailpiece,
r on the front if space permits.

rticle Addressed to:

pital One Bank (USA) NA
pital One Drive
Clean, VA 22102-3491

9590 9402 1303 5285 1262 08

rticle Number (Transfer from service label)

5 0640 0001 3253 4735

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

STRAWBERRY POINT
132 W MISSION ST
STRAWBERRY POINT
IA
52076-4400
1886310393
06/30/2016 (800)275-8777 2:26 PM

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (MC LEAN, VA 22102) (Weight:0 Lb 0.40 Oz) (Expected Delivery Day) (Tuesday 07/05/2016)	1	$0.47
Certified (USPS Certified Mail #) (70150640000132534735)	1	$3.30
Return Receipt (USPS Return Receipt #) (9590940213035285126208)	1	$2.70
First-Class Mail Letter (Domestic) (DES MOINES, IA 50309) (Weight:0 Lb 0.30 Oz) (Expected Delivery Day) (Saturday 07/02/2016)	1	$0.47
Certified (USPS Certified Mail #) (70150640000132534742)	1	$3.30
Return Receipt (USPS Return Receipt #) (9590940213035285127465)	1	$2.70
First-Class Mail Letter (Domestic) (DENVER, CO 80237) (Weight:0 Lb 0.40 Oz) (Expected Delivery Day) (Tuesday 07/05/2016)	1	$0.47
Certified (USPS Certified Mail #) (70150640000132534728)	1	$3.30
Return Receipt (USPS Return Receipt #) (9590940213035285127472)	1	$2.70
Total		$19.41
Personl/Bus Check		$19.41