Recorded: 9/12/2016 at 3:44:33.0 PM
Fee Amount: $29.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 2440

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

ORDER GRANTING APPLICATION FOR DEFAULT JUDGMENT ENTRY AND DECREE QUIETING TITLE

PREPARED, SUBMITTED, AND RETURN TO:
ATTN: RODNEY W. KLEITSCH
SOUTHLAW, P.C.
1401 50TH, ST. STE. 100
WEST DES MOINES, IA 50266
(515) 223-7325

DATE OF INSTRUMENT: September 12, 2016

AFFECTED INSTRUMENTS: MORTGAGE RECORDED ON DECEMBER 2, 2005, BOOK NO. 2005 PAGE 4302; AND MORTGAGE RELEASE, SATISFACTION, AND DISCHARGE RECORDED ON JANUARY 22, 2008, BOOK 2008 PAGE 219;

LEGAL DESCRIPTION: LOT SIX HUNDRED FIFTY NINE (659), MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I L.D., PAGE 284

No Declaration of Value or Groundwater Hazard Statement is required by law to be furnished in regard to this document as it is merely an order of the Court quieting title and reflecting that the Mortgage referenced above has been effectively released.

Tax Statements To:
Jerry L. Ponsar and Michelle L. Ponsar
211 N. Brewer St.
Manchester, IA 52057

File No. 193546

IN THE IOWA DISTRICT COURT OF DELAWARE COUNTY

CitiResidential Lending Inc.	)	
	)	
	)	
Plaintiff,	)	EQUITY NO: EQCV008204
	)	
vs.	)	**ORDER GRANTING**
	)	**APPLICATION FOR**
Jerry L. Ponsar; Michelle L. Ponsar; Argent Mortgage Company, LLC	)	**DEFAULT JUDGMENT ENTRY AND DECREE**
	)	**QUIETING TITLE**
	)	

Defendants.

At this time the above matter comes before the Court on Plaintiff's Application for Default Judgment Entry. Plaintiff appears by and through its attorney, Rodney W. Kleitsch of SouthLaw, P.C. Jerry L. Ponsar and Michelle L. Ponsar have executed acceptances of service and consents to entry of a decree quieting title. There are no other appearances.

1. From an inspection of the file, the court finds that Plaintiff has supported its application for default judgment as provided in I.R.C.P. 1.972, and that Defendant, Argent Mortgage Company, LLC, has failed to answer or appear, by affidavit or otherwise. Defendant has been duly and properly served and is within the jurisdiction of the court. Plaintiff has also served Defendant, Argent Mortgage Company, LLC, with NOTICE OF INTENT TO FILE WRITTEN APPLICATION FOR DEFAULT pursuant to I.R.C.P. 1.972(2) by sending such Notice by ordinary mail to the last known address of the party claimed to be in default and its attorney, if known, and more than ten days have elapsed since serving such notice. The Court finds that no defendant against whom a personal judgment is sought is under a legal disability, nor an inmate in any governmental institution; nor is any such defendant a member of the Armed Forces of the United States. Default is entered against defaulting Defendant, Argent Mortgage Company, LLC.

2. Defendants, Jerry L. Ponsar, and Michelle L. Ponsar, have accepted service and have given their consent to this Court's entry of a decree quieting title to the property.

3. Now the matter proceeds to consideration on the merits. The Court further finds, from

inspection of the file, that the facts are as alleged in Plaintiff's Petition and that the issues are with the Plaintiff.

4. The Court finds that the Mortgage Release, Satisfaction, and Discharge executed by the Plaintiff in its capacity as Attorney-in-Fact for Defendant, Argent Mortgage Company, and recorded in the Office of the Delaware County Recorder on January 22, 2008, at Book 2008, Page 219 (the "Release") effectively released the Mortgage recorded on December 2, 2005, in Book No. 2005, at Page 4302, in the office of the Recorder of Delaware County, Iowa (the "Mortgage"), encumbering the property legally described as

> **Lot Six Hundred Fifty Nine (659), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284**, commonly known as 410 West Marion Street, Manchester, IA 52057 (the "Property").

5. As such, the Court further finds that the Note secured by the Mortgage has been paid in full, title to the property is quieted in Defendants, Jerry L. Ponsar, and Michelle L. Ponsar, and the Mortgage, having been effectively released, no longer encumbers the Property. Court costs to be paid by the Plaintiff.

IT IS SO ORDERED.

State of Iowa Courts

Type: ORDER FOR JUDGMENT

Case Number	**Case Title**
EQCV008204	CITIRESIDENTIAL V JERRY L. PONSAR

So Ordered

Thomas A. Bitter, District Court Judge,
First Judicial District of Iowa