Recorded: 11/25/2020 at 2:52:01.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4382

Prepared by: Jase H. Jensen, 3200 37th Avenue SW, Cedar Rapids, Iowa 52404 (319) 396-2410
Return to / taxpayer: Community Savings Bank, 101 E Union, Edgewood, Iowa 52402

AFFIDAVIT OF SERVICE

STATE OF IOWA, COUNTY OF LINN, ss.

The undersigned, first being duly sworn (or affirmed), states that on the 25th day of November, 2020 they 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), via regular mail and via 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:

Delaware County Treasurer 301 E Main St., #200 Manchester, Iowa 52057	Granite Lien Group LLC c/o Registered Agents Inc 315 E 5th St., Ste. 202 Waterloo, Iowa 50703
Capital One Bank USA, NA* 1680 Capital One Drive McLean, VA 22102-3491 United States *corporation's principal office in the state where it is registered [Virginia]	Capital One Bank, Inc.* Prentice Hall Corporation 729 Insurance Exchange Bldg. Des Moines, Iowa 50309 *Capital One Bank USA, NA does not appear to be registered in the State of Iowa. Capital One Bank, Inc. is registered in Iowa but appears inactive.

Jase H. Jensen

This record was acknowledged before me by Jase H. Jensen on this 25th day of November, 2020.

Signature of Notary Public

TERRI HOWES
Notarial Seal - Iowa
Commission Number 826202
My Commission Expires Jul 28, 2023

Prepared by: Jase H. Jensen, 3200 37th Avenue SW, Cedar Rapids, Iowa 52404 (319) 396-2410
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NOTICE OF ELECTION OF NONJUDICIAL FORECLOSURE

Pursuant to Iowa Code § 654.18 the mortgagor and contract purchasers of the following property have elected the alternative nonjudicial voluntary foreclosure procedure:

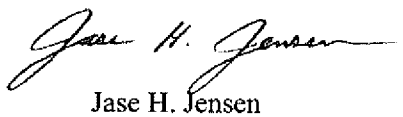
1110 E Main St., Manchester, Iowa 52057 and legally described as follows:

That part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P .M., described as commencing at a point three hundred sixty three (363.0) feet East of the Southwest corner of said Southwest Quarter (SW¼) of the Southeast Quarter (SE¼}, and running thence North two hundred eighty (280.0) feet, thence East one hundred seventy five (175.0) feet, thence South two hundred eighty (280.0) feet, thence West one hundred seventy five (175.0) feet to the point of beginning.

The above-mentioned property was conveyed to the mortgagee. This notice was mailed to you via certified mail on the 25th day of November, 2020 and you have 30 days from that date to exercise any rights of redemption. If you fail to redeem your lien, it shall be removed from the property.

You should seek the assistance of legal counsel of your choosing at once.

Sincerely,



Jase H. Jensen
Attorney at Law
Howes Law Firm, P.C.
3200 37th Ave. SW
Cedar Rapids, Iowa 52404
jase.jensen@howeslawfirmpc.com
Phone: 319-396-2410
Fax: 319-390-1635