Book 2021 Page 312

Document 2021 312 Type 06 010 Pages 3
Date 1/22/2021 Time 10:16:22AM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Affidavit of Mailing

Prepared by & return to Patrick B Dillon, 209 E 1st street, Sumner, Iowa 50674 563 578 1850

The undersigned, first being duly sworn (or affirmed), states that on December 16, 2020, he personally mailed via certified mail to the following, the Notice to Potential Lienholders of Election to Utilize Alternative Nonjudicial Voluntary Foreclosure Procedure to the following address:

FS Financial Services Corporation, Assignee of Three Rivers FS Company C/o Iowa Secretary of State, Lucas State Office Building, 321 E Walnut St, Des Moines, Iowa

FS Financial Services Corporation, Assignee of Three Rivers FS Company C/o Bill Covey 1701 Towanda Ave, Bloomington, IL 61701

FS Financial Services LLC c/o CT Corporation Service Corp, 505 5th Ave Ste 729 Des Moines, Iowa 50309

FS Financial Services LLC-1701 Towanda Ave, Bloomington, IL 61701

Citizens State Bank 117 W 1st Street Monticello, Iowa ~~52310~~

Patrick B. Dillon

Subscribed and sworn to before me this 16 day of December 2020.

NOTARIAL SEAL IOWA
EMILY WEHLING
Commission Number 811227
My Commission Expires JUNE 22, 2021

Notary Public in and for the State of Iowa

NOTICE TO POTENTIAL LIENHOLDERS OF ELECTION TO UTILIZE ALTERNATIVE NONJUDICIAL VOLUNTARY FORECLOSURE PROCEDURE

TO:
FS Financial Services Corporation, Assignee of Three Rivers FS Company
C/o Iowa Secretary of State, Lucas State Office Building, 321 E Walnut St, Des Moines, Iowa

FS Financial Services Corporation, Assignee of Three Rivers FS Company
C/o Bill Covey 1701 Towanda Ave, Bloomington, IL 61701

FS Financial Services LLC c/o CT Corporation Service Corp, 505 5th Ave Ste 729 Des Moines, Iowa 50309

FS Financial Services LLC- 1701 Towanda Ave, Bloomington, IL 61701

YOU ARE HEREBY NOTIFIED that the Mortgagor under a certain real estate mortgages

1. dated January 28th, 2000 and filed for record March 2, 2000, in Book 2000 Page 678 of the Delaware County Records,
2. dated 7 July ,2011 and filed for record on September 7,2011, Book 2011, Page 2792 of the Delaware County Records

of the following described real estate situated in Delaware County, Iowa, to-wit:

The North one-fourth (N ¼) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), and the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), and the North one (1) rod of the East sixty seven (67) rods of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼), and the North five (5) acres of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) except the East two (2) rods thereof, all in Section One (1), Township Ninety (90) North, Range Four (4), West of the Fifth P.M.

Is now in default under the terms of the Mortgage and the obligation it secures, and that said Mortgagors have agreed with the undersigned, which is the holder of said Mortgage, to utilize alternative nonjudicial voluntary foreclosure procedure pursuant to Iowa Code Section 654.18.

You are further notified that, as a possible holder of a junior lien against the above-described real estate, which you may hold by virtue of a Judgment in Delaware County case LACV008722, now transcripted to Clayton County 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 any exercise any such right of redemption by payment to the undersigned at 209 E 1st Street, Sumner, Iowa 50674, of the amount of the debt secured by the above-described mortgage at the time of your redemption, which debt at the time this notice is mailed totals $2341844.40 plus interest at the rate of $1154.88 per day from and after 25 NOV 2020 plus any future advancements by the undersigned made and secured in

accordance with the terms of the Mortgage and any protective advancements made by the undersigned pursuant to Iowa Code Chapter 629.

DATED this 16th day of December 2020.

FARMERS SAVINGS BANK



By Patrick B Dillon, Attorney for Farmer's Savings Bank