



Document 2025 3049

Book 2025 Page 3049 Type 03 014 Pages 9

Date 11/12/2025 Time 12:50:52PM

Rec Amt \$47.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

## **NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT**

### **Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** David Nicholl, 2219 245<sup>th</sup> Lane, Winterset, IA 50273

**Return Document To:** David Nicholl, 2219 245<sup>th</sup> Lane, Winterset, IA 50273

**Grantors:** See Page 2

**Grantees:** See Page 2

**Legal Description:** See Page 2

**Document or instrument number if applicable:**



## NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Ross Nicholl, 2217 245<sup>th</sup> Lane, Winterset, IA 50273, Carly Marie Wearmouth, 719 E. Washington St., Winterset, IA 50273, Nebraska Furniture Mart, 15500 Hickman Road, Clive, IA 50325, Iowa Department of Revenue, Hoover State Office Building First Floor 1305 E. Walnut St Des Moines, IA 50319, Attorney General of Iowa, Hoover State Office Building, 1305 E Walnut St, Des Moines, IA 50319, and Credit Bureau Services of Iowa, 1306 S. 7th St., Oskaloosa, IA 52577

You and each of you are hereby notified:

1. The written contract dated June 26, 2020, and July 14, 2020, and executed by David M. Nicholl Revocable Trust as vendors, and Ross Nicholl as vendees, recorded on July 15, 2020; in the office of the Madison County Recorder, recorded as document reference number Book 2020, Page 2500, for the sale of the following described real estate:

Parcel "A" located in the Southwest Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 28.695 acres, as shown in Plat of Survey filed in Book 2, Page 751 on February 3, 1997, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "G" located therein, containing 6.36 acres, as shown in Plat of Survey filed in Book 2019, Page 2216 on July 19, 2019, in the Office of the Recorder of Madison County, Iowa.

has not been complied with in the following particulars:

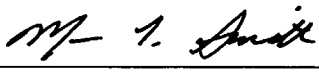
- a) Nonpayment of Rent

3,000.00

**Total \$3,000.00**

2. The contract shall stand forfeited unless the parties in default, within 30 days after the completed service of this notice, shall perform the terms and conditions in default, and in addition pay the reasonable costs of serving this notice.
3. The amount of attorney fees claimed by the Vendors pursuant to Section 656.7 of the Code of Iowa is \$50.00 (not to exceed \$50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

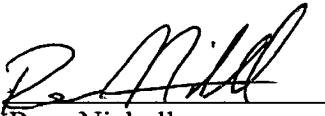
Vendor(s)  
(or Successors in Interest)

By   
Mark L. Smith, Attorney  
ICIS PIN: AT0007354  
Jordan, Oliver, Walters & Smith, P.C.  
101 1/2 W. Jefferson  
Winterset, IA 50273

NOTE: If the Fair Debt Collection Practices Act, 15 U.S.C. §§ 1692 et seq., applies to this communication.

## ACKNOWLEDGMENT OF SERVICE

The undersigned hereby acknowledges due, timely and legal service of this notice, and acknowledge receipt of a copy at the time and place set opposite their respective names.

  
\_\_\_\_\_  
Ross Nicholl

Date of Service  
7/21/25

Place of Service  
WINTHROP, IA 50773

\_\_\_\_\_  
Carly Wearmouth

## Return of Service

### IN THE IOWA COURT IN AND FOR MADISON COUNTY

DAVID M. NICHOLL REVOCABLE TRUST

VS

ROSS NICHOLL

Case Number: 25NOTICE017

Civil Number: 25-000333

Date Received: 10/06/2025 @ 14:52

Date Printed: 10/14/2025 @ 14:05

STATE OF IOWA  
MADISON COUNTY

}

I hereby certify that I served a copy of:

NOTICE OF FORFEITURE OF REAL ESTATE

To: WEARMOUTH,CARLY MARIE at 719 E WASHINGTON ST, WINTERSET, IA 50273

on 10/07/2025 @ 17:56

Type of Service: PERSONAL

Remarks:

#### Fees:

Service Fees:	30.00
Mileage:	7.00
Copies:	1.50
Total:	38.50

JASON BARNES, SHERIFF  
MADISON COUNTY

By: /S/ DEPUTY EVAN KOFOID

Paid By: JORDAN OLIVER WALTER & SMITH

Date: 10/14/2025

Check #: 102436

**Iowa Process Service**

P.O. Box 1  
Winterset, IA 50273

**INVOICE: 13656127**

Issued: Jul 21, 2025  
Sent to: Kim

**Jordan, Oliver, Walters & Smith, P.C.**

Kim  
P.O. Box 230  
Winterset, IA 50273

**PAY TO:**  
**Iowa Process Service**  
**P.O. Box 1**  
**Winterset, IA 50273**

<b>Case:</b> <b>Job:</b> 13656127	<b>Plaintiff / Petitioner:</b>	
	<b>Defendant / Respondent:</b>	Ross Nicholl, Carly Marie Wearmouth, Nebraska Furniture Mart, Iowa Department of Revenue, Attorney General of Iowa, Credit Bureau Services of Iowa
	<b>Recipient:</b>	Carolina Gomez, Cashier for Nebraska Furniture Mart
	<b>Address:</b>	15500 Hickman Road, Clive, IA 50325

Item	Description	Cost	Quantity	Total
PROCESS SERVICE (ROUTINE)	DES MOINES SUBURBS Registered Agent/Business	\$85.00	1	\$85.00

Payment	Description	Amount Paid
Jul 28, 2025	kim@jowlaw.com Paid Online Payment ID: ch_3RpvmrDjNZNr6gRF1ZTL7Pg	(\$85.00)

We appreciate your business. Thank you.  ***PLEASE NOTE OUR NEW ADDRESS CHANGE ABOVE***	<b>Total:</b>	<b>\$85.00</b>
	<b>Amount Paid:</b>	<b>(\$85.00)</b>
	<b>Balance Due:</b>	<b>\$0.00</b>

Iowa Process Service • P.O. Box 1, Winterset, IA 50273

Call: 515-468-8617 • Email: [info@iowaserve.com](mailto:info@iowaserve.com) • Visit: [www.iowa-process-server.com](http://www.iowa-process-server.com)

**Iowa Process Service**

P.O. Box 1  
Winterset, IA 50273

**INVOICE: 13656149**

Issued: Jul 21, 2025  
Sent to: Kim

**Jordan, Oliver, Walters & Smith, P.C.**

Kim  
P.O. Box 230  
Winterset, IA 50273

**PAY TO:**  
**Iowa Process Service**  
**P.O. Box 1**  
**Winterset, IA 50273**

<b>Case:</b> <b>Job:</b> 13656149	<b>Plaintiff / Petitioner:</b>	
	<b>Defendant / Respondent:</b>	Ross Nicholl, Carly Marie Wearmouth, Nebraska Furniture Mart, Iowa Department of Revenue, Attorney General of Iowa, Credit Bureau Services of Iowa
	<b>Recipient:</b>	Jeff Peterzelek - Deputy Attorney General for Iowa Department of Revenue
	<b>Address:</b>	1305 East Walnut Street First Floor , Des Moines, IA 50319

Item	Description	Cost	Quantity	Total
ADDITIONAL SERVICE AT THE SAME ADDRESS	Additional service at the same address	\$30.00	1	\$30.00

Payment	Description	Amount Paid
Jul 28, 2025	kim@jowlaw.com Paid Online Payment ID: ch_3RpvpRDjNZNr6gRF02w4ZOnr	(\$30.00)

We appreciate your business. Thank you.  ***PLEASE NOTE OUR NEW ADDRESS CHANGE ABOVE***	<b>Total:</b>	<b>\$30.00</b>
	<b>Amount Paid:</b>	<b>(\$30.00)</b>
	<b>Balance Due:</b>	<b>\$0.00</b>

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**Iowa Process Service**

P.O. Box 1  
Winterset, IA 50273

**INVOICE: 13656160**

Issued: Jul 21, 2025  
Sent to: Kim

**Jordan, Oliver, Walters & Smith, P.C.**

Kim  
P.O. Box 230  
Winterset, IA 50273

**PAY TO:**  
**Iowa Process Service**  
**P.O. Box 1**  
**Winterset, IA 50273**

<b>Case:</b> <b>Job:</b> 13656160	<b>Plaintiff / Petitioner:</b>	
	<b>Defendant / Respondent:</b>	Ross Nicholl, Carly Marie Wearmouth, Nebraska Furniture Mart, Iowa Department of Revenue, Attorney General of Iowa, Credit Bureau Services of Iowa
	<b>Recipient:</b>	Jeff Peterzelek - Deputy Attorney General
	<b>Address:</b>	1305 East Walnut Street First Floor , Des Moines, IA 50319

Item	Description	Cost	Quantity	Total
PROCESS SERVICE (ROUTINE)	DES MOINES METRO Registered Agent/Business	\$65.00	1	\$65.00

Payment	Description	Amount Paid
Jul 28, 2025	kim@jowlaw.com Paid Online Payment ID: ch_3RpvqIDjNZNr6gRF3w5hExt7	(\$65.00)

We appreciate your business. Thank you.

\*\*\*PLEASE NOTE OUR NEW ADDRESS CHANGE ABOVE\*\*\*

Total: \$65.00  
Amount Paid: (\$65.00)  
**Balance Due: \$0.00**

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Call: 515-468-8617 • Email: [info@iowaserve.com](mailto:info@iowaserve.com) • Visit: [www.iowa-process-server.com](http://www.iowa-process-server.com)



Iowa Process Service  
P.O. Box 1  
Winterset, IA 50273

INVOICE: 13656163

Issued: Jul 21, 2025

Sent to: Kim

Jordan, Oliver, Walters & Smith, P.C.

Kim  
P.O. Box 230  
Winterset, IA 50273

PAY TO:

Iowa Process Service

P.O. Box 1

Winterset, IA 50273

Case: Job: 13656163	Plaintiff / Petitioner:	
	Defendant / Respondent:	Ross Nicholl, Carly Marie Wearmouth, Nebraska Furniture Mart, Iowa Department of Revenue, Attorney General of Iowa, Credit Bureau Services of Iowa
	Recipient:	Faith Gilland, Account Clerk for Credit Bureau Services of Iowa
	Address:	1306 South 7th Street, Oskaloosa, IA 52577

Item	Description	Cost	Quantity	Total
PROCESS SERVICE (ROUTINE)	STATE OF IOWA	\$125.00	1	\$125.00

Payment	Description	Amount Paid
Jul 28, 2025	kim@jowlaw.com Paid Online Payment ID: ch_3Rpvo5DjNZNr6gRF4QY4PG0N	(\$125.00)

We appreciate your business. Thank you.

\*\*\*PLEASE NOTE OUR NEW ADDRESS CHANGE ABOVE\*\*\*

Total: \$125.00

Amount Paid: (\$125.00)

Balance Due: \$0.00

Iowa Process Service • P.O. Box 1, Winterset, IA 50273

Call: 515-468-8617 • Email: info@iowaserve.com • Visit: www.iowa-process-server.com