

BK: 2025 PG: 42
Recorded: 1/7/2025 at 8:11:13.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

AFFIDAVIT

Prepared by and return to: LeAnne K. Krell, Attorney at Law PO Box 57056, Des Moines, IA 50317, 515-967-5103

STATE OF IOWA, COUNTY OF POLK, ss:

I, LeAnne K. Krell, a duly licensed and practicing attorney in the State of Iowa, do hereby depose and state the following based on my research and search of the public records and documents as to Bankruptcy file, Case No. 17-00205-als7, concerning Curtis Mark Ricketts:

1. In the above-referenced Bankruptcy, Curtis Mark Ricketts filed Bankruptcy in the Southern District of Iowa on **February 16, 2017**.
2. **Charles Smith** was appointed as Trustee.
3. On **May 23, 2017**, Curtis Mark Ricketts was granted a discharge in the bankruptcy case and pursuant to the filings in the bankruptcy case, the case was terminated on **July 17, 2017**.
4. Community Choice Credit Union was listed as a creditor with an unsecured claim in the amount of **\$7075.00** on Schedule E/F (4.2), with additional notation of Madison County Judgment Case No. **LACV 034386**
5. A meeting of the creditors was held on **March 23, 2017**, and there were no claims or objections filed.
6. Community Choice Credit Union was included in the Certificate of Notice filed as Doc 15 on May 25, 2017.
7. The properties legally described below were acquired by Curtis Ricketts on February 12, 2021, after the discharge of the judgment/debt to Community Choice Credit Union noted in Madison County Judgment Case No. LACV 034386

I offer this affidavit to clear a potential cloud on the title to the below-described real estate:

Property A

The Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-Six (26), Township Seventy-Seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND Lots One (1), Two (2), and Three (3) of Buck Creek Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of said Section Twenty-six (26)


AND

Property B

Lot Four (4) of Buck Creek Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-six (26), Township seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Further Affiant sayeth naught.

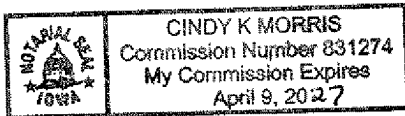
Dated this 23rd day of December, 2024

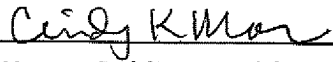


LeAnne K Krell

STATE OF Iowa COUNTY OF Polk

This record was acknowledged before me on the 23rd day of December, 2024 by LeAnne K. Krell.




Notary Public in and for said State