



Document 2026 1213

Book 2026 Page 1213 Type 03 014 Pages 6
Date 4/30/2026 Time 2:48:37PM
Rec Amt \$32 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: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Edgar Luke, 2500 Knoll Ridge Trail, Winterset, IA 5027; Justin Luke, 10147 Robins Hollow Rd., Las Vegas, NV 89183

Return Document To: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: See Page 2

Grantees: See Page 2

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Danny W. Luke, 716 3rd Street, Lorimor, IA 50149, Julie A. Luke, 624 W. Stone St., Winterset, IA 50273 and Veridian Credit Union, PO Box 6000, Waterloo, IA 50704

You and each of you are hereby notified:

1. The written contract dated March 13, 2009, and executed by Lonny Barr as vendors, and Darrell Luke and Danny W. Luke as vendees, recorded on March 13, 2009; in the office of the Madison County Recorder, recorded as document reference number Book 2009, Page 722, for the sale of the following described real estate:


The North Half of the Northeast Quarter of the NE Quarter (NE ¼ of NE ¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.


has not been complied with in the following particulars:

- a) Danny W. Luke has not paid any of the \$20,000.00 allocated \$20,000.00 to him for his one-half vendee interest in the contract.

Total \$20,000.00

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.


Lonny Barr
Vendor(s) (or Successors in Interest)

By 
Trevor J. Heimbaugh, Attorney
ICIS PIN: AT0015263
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 acknowledge due, timely and legal service of this notice, and acknowledge receipt of a copy at the time and place set opposite their respective names.

	Date of Service	Place of Service
<u>Danny W. Lusk</u>	<u>3-3-26</u>	<u>1011 W. Jefferson, Winterset, IA 50273</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

MEMO AND AFFIDAVIT OF SERVICE

STATE OF IOWA, COUNTY OF Madison

The undersigned, first being duly sworn, upon oath deposes and states that he/she served the Notice of Forfeiture on each of the persons to whom said notice is addressed, and named below, by delivering a copy of said notice to each of said persons at the time and place set opposite their respective names, to-wit:

Name	Date	City and County	State
Donny Willis Luke	3-3-26	Winterset, Madison	IA

Kim Leonard
, Affiant

Signed and sworn to (or affirmed) before me on March 3, 2026, by Kim Leonard

Kristina Brockmeyer
Signature of Notary Public

