

FILED NO. **003127**

BOOK **2001** PAGE **3127**

01 JUL 18 AM 10: 2

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ **15⁰⁰**
AUD \$ **1⁰⁰**
R.M.F. \$ **1⁰⁰**

COMPUTER
RECORDED **C**
COMPARED _____

Preparer Information Carol A. Clark, PO Box 119, Lamoni, Iowa 50140, (641) 784-7800

Individual's Name

Street Address

City

Phone



AFFIDAVIT IN SUPPORT OF FORFEITURE OF REAL ESTATE CONTRACT

SPACE ABOVE THIS LINE
FOR RECORDER

TO WHOM IT MAY CONCERN: STATE OF IOWA, COUNTY OF DECATUR

The undersigned, first being duly sworn upon oath (or upon affirmation) deposes and states:

That the relationship of the undersigned to this transaction appears from the **Notice of Forfeiture of Real Estate Contract, hereto attached, together with return(s) of service thereof**; which Notice and return(s) are by this reference made a part of this affidavit as fully as if set forth herein; that by reason of such relationship the facts herein stated are within the personal knowledge of such affiant.

That the parties served, as shown by said returns, included all parties in possession of said real estate at the time of service of said notice.

That, as shown by such returns, more than 30 days have passed since the service of such Notice.

That the default(s) mentioned in said Notice (has) (~~have~~) not been removed nor performed nor paid in any amount by said vendee(s), nor by anyone; and that therefore the terms and conditions as to which there is and has been a default have not been performed within the 30 days mentioned in said Notice, nor at any time by anyone; nor has any sum been offered or tendered by said vendees or anyone; that vendor(s) (has) (~~have~~) retaken possession of said real estate following the expiration of said 30 day period.

That the Real Estate Contract mentioned in said Notice specifically provides for the forfeiture of the vendee's(s') rights in such contract in accordance with Code Chapter 656.

That none of the parties upon whom such Notice of Forfeiture was so served, was at the time of the service of said Notice upon them, or at the time of making this affidavit, in the military service or with the Armed Forces of the United States of America, or are they or any of them in any way entitled to any rights under the Soldiers' and Sailors' Civil Relief Act or similar act or acts amendatory thereof or supplementary thereto.

That this affidavit is made as supporting proof, record and notice, that the contract referred to in said Notice of Forfeiture is now null and void, stands forfeited and cancelled and is of no force and effect whatsoever.

Jerry E. Cunningham
JERRY CUNNINGHAM

Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said Affiant this 16th day of May, 2001.

Carol A. Clark
CAROL A. CLARK

Notary Public in and for the State of Iowa.

Expires: 7-28-2003

● The space as indicated above, is reserved to conveniently "tailor" for special situations and to set forth facts to sustain notice by publication or for both of such purposes. See Section 656.3; R.C.P. 60, 60.1 and 62. Suggested: That Personal Service could not and cannot be made upon _____ and _____ in the State of Iowa; that on the _____ day of _____, _____, a copy of said Notice was sent by ordinary mail addressed to said (party) (parties) at their last known mailing address, to-wit: _____

THE IOWA STATE BAR ASSOCIATION
Official Form No. 175

Carol A. Clark ISBA #

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Preparer Information: Carol A. Clark, PO Box 119, Lamoni, Iowa 50140, (641) 784-7800
Individual's Name Street Address City Phone



NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

SPACE ABOVE THIS LINE
FOR RECORDER

TO:
Tony Benge, single

You and each of you are hereby notified: filed Feb. 5, 2001 in Book 2001

(1) The written contract dated undated Page 398 JTC, and executed by
Jerry T. Cunningham
as Vendors, and
Tony Benge

as Vendees, for the sale of the following described real estate:
Lot Five (5) and Six (6), Block Two (2), Atkinson's Addition to City of Truro, Madison County, Iowa.

has not been complied with in the following particulars:

- (a) March 2001 payment 250.00
 - (b) Non-payment of insurance _____
 - (c) _____
 - (d) _____
- Total** 250.00

plus unpaid insurance

(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.

Jerry T. Cunningham
Jerry T. Cunningham

By Carol A. Clark Vendors
(or Successors in Interest)
Carol A. Clark Their Attorney

Address: PO Box 119, Lamoni, Iowa 50140

Expires: 7-28-2003

Chapter 656, The Code

NOTE: If the Fair Debt Collection Practices Act, 15 U.S.C. §§ 1692 et seq., applies to this communication, attach Form No. 172, Notice of Validation of Debt.

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
TONY BERGE		
<u>Tony Berge</u>	<u>04-04-01</u>	<u>CFETL</u>

MEMO AND AFFIDAVIT OF SERVICE

STATE OF IOWA

County of Polk } SS.

The undersigned, first being duly sworn, upon oath deposes and states that (he)(she) served the notice on the obverse side hereof 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	Month	Day	Year	City Town of Township	County	State

State of Iowa

County of Polk } SS:

Subscribed in my presence and sworn to before me by said ~~affiant~~ this 4th day of April, 2001



Dianne M Bolden

Notary Public in and for said County and State