

FILED NO. 4414
BOOK 2003 PAGE 4414
(PAGE 4414)
2003 JUL 28 PM 12:12
(12:12 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 15⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 5⁰⁰

COMPUTER
RECORDED
COMPALED

C

Preparer Information Jane E. Rosien, 223 East Court Avenue, Winterset, IA 50273, (515) 462-4912
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 MADISON

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.

Larry J. Breeding
Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said Affiant this 25th day of July, 2003.



Terri Collins
Notary Public in and for the State of Iowa.

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: _____

Iowa Code Chapter 656

11-11-11

11-11-11

11-11-11

11-11-11

11-11-11

Preparer Information Jane E. Rosien, 223 East Court Avenue, Winterset, IA 50273, (515) 462-4912

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO:

Tally Sue Evans and Steve Evans

621 E. Court Avenue

Winterset, IA 50273

You and each of you are hereby notified:

(1) The written contract dated December 30, 1997, and executed by
Larry J. Breeding and Wilma Breeding, Husband and Wife,
as Vendors, and
Tally Sue Evans and Steve Evans

as Vendees, for the sale of the following described real estate:

Lot Eight (8) in Block Three (3), Laughridge and Cassidy's Addition to Winterset, Iowa

has not been complied with in the following particulars:

- (a) Failure to make the monthly payments due on the contract
- (b)
- (c)
- (d)

14,874.00

Total

14,874.00

The real estate contract is recorded in Deed Record 62, Page 371 of the Madison County Recorder's Office on March 23, 1998.

(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 \$ 0 (not to exceed \$50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

Larry J. Breeding

Wilma Breeding

Vendors

(or Successors in Interest)

By Jane E. Rosien

Jane E. Rosien

Their Attorney -

Address: 223 E. Court Ave., P.O. Box 67, Winterset, Iowa
50273

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
<u>Jacqueline Evans</u>	<u>June 25, 2003</u>	<u>Winterset, Madison County, Iowa</u>
<u>Alfred Evans</u>	<u>June 25, 2003</u>	<u>Winterset, Madison County, Iowa</u>
_____	_____	_____
_____	_____	_____

MEMO AND AFFIDAVIT OF SERVICE

STATE OF IOWA

County of _____ } 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 or Township	County	State

Subscribed in my presence and sworn to before me by said affiant this _____ day of _____, _____

Notary Public in and for said County and State

3606
3-23-98