

56-412

SEARCHED ✓
RECORDED ✓
INDEXED ✓

FILED NO. 1322

BOOK 62 PAGE 77

97 SEP 30 PM 4: 14

REC \$ 25.00

AUD \$ _____

R.M.F. \$ 1.00

MICHELLE LITSELL
RECORDER
MADISON COUNTY, IOWA

Preparer
Information

A. Zane Blessum

113 N. John Wayne Winterset, IA (515) 462-1666

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 ~~to the State of Iowa~~, 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.

● JANELLE L. RUDOLF and ROGER MEADE

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) ~~(not)~~ 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, and the lands forfeited and cancelled and is of no force and effect whatsoever.

June Myers
JUNE MYERS Affiant

Subscribed in my presence and sworn to ~~before me~~ before me by the said Affiant this 25th day of September, 19 97.

Judy Allen
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 _____, 19 _____, 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

IOWA STATE BAR ASSOCIATION
no. 175

ISBA# 08228

A. Zane Blessum
Blessum Law Firm

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

Preparer
information

A. Zane Blessum
Individual's Name

113 N. John Wayne Winterset, IA
Street Address City

(515) 462-1666
Phone



NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

SPACE ABOVE THIS LINE
FOR RECORDER

TO:
JANELLE L. RUDOLF

You and each of you are hereby notified:
(1) The written contract dated January 11, 19 91, and executed by
JUNE MYERS
as Vendors, and
JANELLE L. RUDOLF

as Vendees, for the sale of the following described real estate:
LOT ONE (1) IN BLOCK NINE (9) OF LAUGHRIDGE AND CASSIDAY'S ADDITION
TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA.

has not been complied with in the following particulars:

(a) \$225.00 per month pmt. for eight months	<u>1,800.00</u>
(b) Interest on \$11,059.54	<u>737.30</u>
(c)	<u> </u>
(d)	<u> </u>
Total	<u>2,537.30</u>

(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.

JUNE MYERS

By [Signature] Vendors
(or Successors in Interest)
A. ZANE BLESSUM Their Attorney
Address: 113 N. John Wayne Drive
Winterset, IA 50273

Chapter 656, The Code

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.

<i>Janelle Meade</i> F/K/A <i>Janelle Rudolf</i>	Date of Service <i>6-20-97</i>	Place of Service <i>Blessum Law Firm</i>

MEMO AND AFFIDAVIT OF SERVICE

STATE OF IOWA
 County of _____ } SS.

The undersigned, first being duly sworn, upon oath deposes and states that he 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 _____, 19__.

 Notary Public in and for said County and State

STATE BAR ASSOCIATION ISBA # 09228 A. Zane Blessum
No. 175 Blessum Law Firm

Preparer Information A. Zane Blessum 113 N. John Wayne Winterset, IA (515) 462-1666
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO:
ROGER MEADE

You and each of you are hereby notified:
(1) The written contract dated January 11, 19 91, and executed by
JUNE MYERS
as Vendors, and
JANELLE L. RUDOLF

as Vendees, for the sale of the following described real estate:
LOT ONE (1) IN BLOCK NINE (9) OF LAUGHRIDGE AND CASSIDAY'S ADDITION TO THE TOWN OF WINTERSSET, MADISON COUNTY, IOWA.


has not been complied with in the following particulars:

(a) \$225.00 per month pmt. for eight months	<u>1,800.00</u>
(b) Interest on \$11,059.54	<u>737.30</u>
(c)	<u> </u>
(d)	<u> </u>
Total	<u>2,537.30</u>

(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.

JUNE MYERS

By  A. ZANE BLESSUM Vendors
(or Successors in Interest)
Their Attorney
Address: 113 N. John Wayne Drive
Winterset, IA 50273

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.


Mike Neal 6-25-97 608 E. South St. Winterset, IA
Name Date of Service Place of Service

MEMO AND AFFIDAVIT OF SERVICE

STATE OF IOWA
 County of Madison } SS.

The undersigned, first being duly sworn, upon oath deposes and states that he 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
<u>Mike Neal</u>	<u>06</u>	<u>25</u>	<u>97</u>	<u>Winterset</u>	<u>Madison</u>	<u>IA</u>



Subscribed in my presence and sworn to before me by said affiant this 26th day of June, 1997.

Judy Allen

Notary Public in and for said County and State