



Document 2009 3770

Book 2009 Page 3770 Type 04 004 Pages 9

Date 12/17/2009 Time 10:39 AM

Rec Amt \$49.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**AFFIDAVIT**  
**Recorder's Cover Sheet**

**Preparer Information:**

**Anthony A. Longnecker, Esq.**  
**Nyemaster, Goode, West, Hansell & O'Brien, P.C.**  
**700 Walnut, Suite 1600**  
**Des Moines, IA 50309-3899**  
**Telephone: (515) 283-3196**

**Return Document To:**

**Anthony A. Longnecker, Esq.**  
**Nyemaster, Goode, West, Hansell & O'Brien, P.C.**  
**700 Walnut, Suite 1600**  
**Des Moines, IA 50309-3899**  
**Telephone: (515) 283-3196**

**Legal Description:**

**See Page 1**

**Document or instrument number of previously recorded documents: Book 2009, Page 3219; Book 2009, Page 3220**

**AFFIDAVIT OF COMPLIANCE  
WITH IOWA CODE §654.18 – ALTERNATIVE NONJUDICIAL  
VOLUNTARY FORECLOSURE PROCEDURE  
AND NOTICE OF EXPIRATION OF RIGHTS OF REDEMPTION**

STATE OF IOWA    )  
                                  ) ss.  
COUNTY OF POLK )

I, Anthony A. Longnecker, being first duly sworn on my oath, depose and state as follows:

1. I am an attorney for Farmers & Merchants State Bank ("Lender").
2. On October 16, 2009, Lender and Shawn P. Corkrean and Shannon G. Corkrean (collectively "Borrowers") and Country Life Homes, L.L.C. executed an Election to Follow Alternative Nonjudicial Voluntary Foreclosure Procedure under Iowa Code §654.18 (the "Election") in connection with the following real estate ("Real Estate"):

Lot Nine (9) of Corkrean & Watts Addition Plat Two (2), an Addition to the City of Winterset, Madison County, Iowa.

3. On October 16, 2009, Borrowers executed a Warranty Deed transferring the Real Estate to Lender ("Warranty Deed").
4. On October 26, 2009, Lender recorded the following documents with the Madison County, Iowa Recorder in the noted books and pages: (a) Election – Book 2009, Page 3219; and (b) Warranty Deed – Book 2009, Page 3220. At the time of the execution of the Agreement, Lender furnished Borrowers two (2) copies each of the completed form captioned "Disclosure and Notice of Cancellation" ("Cancellation Notice") a copy of which was attached to the Election. Borrowers did not cancel the transaction within five (5) business days of October 16, 2009.

5. Pursuant to my direction and under my supervision, I caused to be served a Notice to Potential Junior Lienholders of Election to Utilize Alternative Nonjudicial Foreclosure Procedure ("Notice of Election") for the Election upon each of the following lien claimants:

Blue Tarp Financial, Inc.  
443 Congress Street  
Portland, ME 04101

Blue Tarp Financial, Inc.  
Attn: David J. Champoux, Registered Agent  
One Monument Square  
Portland, ME 04101

Bierl Carpet One Cleaning, LLC d/b/a  
Bierl Carpet One  
Attn: Randy Bierl, Registered Agent  
811 Plaza Drive  
Carroll, IA 51401

Gannon Roofing Supply, Inc.  
Attn: Daniel A. Gannon, Registered Agent  
4825 NW 6<sup>th</sup> Drive  
Des Moines, IA 50313

Copies of the Notice of Elections were also sent to the following attorneys:

Christopher L. Low, Esq. – Via Certified Mail  
Abendroth and Russell, P.C.  
2536 – 73<sup>rd</sup> Street  
Urbandale, IA 50322

Attorney for Blue Tarp Financial, Inc. and Bierl Carpet One Cleaning, LLC d/b/a  
Bierl Carpet One

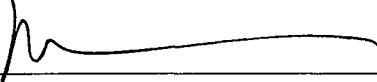
David L. Wetsch, Esq. – Via Certified Mail  
Wetsch & Abbott, P.L.C.  
974 – 73<sup>rd</sup> Street; Suite 20  
Des Moines, IA 50312  
Attorney for Gannon Roofing Supply, Inc.

Each Notice of Election was served on November 10, 2009, by Certified Mail, pursuant to Iowa Code §654.18(1)(e). A true and accurate copy of the Notice of Election is attached hereto, marked as Exhibit A, respectively, and incorporated herein by reference.

6. All required parties have been served with a Notice of Election, pursuant to Iowa Code §654.18(1)(e) , and no cure was made by any of the junior lienholders, within thirty (30) days from November 10, 2009, the date of mailing of each Notice of Election.

7. As a result of the above steps, Lender has complied with all the requirements under Iowa Code §654.18 in order to complete this foreclosure under the Election.

Dated this 16<sup>th</sup> day of December, 2009.


  
\_\_\_\_\_  
Anthony A. Longnecker AT0004874  
NYEMASTER, GOODE, WEST,  
HANSELL & O'BRIEN, P.C.  
700 Walnut, Suite 1600  
Des Moines, IA 50309-3899  
Telephone: (515) 283-3196  
Fax: (515) 283-3108  
Email: aal@nyemaster.com

ATTORNEYS FOR LENDER  
FARMERS & MERCHANTS STATE BANK

STATE OF IOWA            )  
                                  ) ss.  
COUNTY OF POLK        )

Subscribed and sworn to before me by Anthony A. Longnecker this 16<sup>th</sup> day of December, 2009.



  
\_\_\_\_\_  
Printed Name: Darci Rankin  
Notary Public for the State of Iowa

**NOTICE TO POTENTIAL JUNIOR LIENHOLDERS  
OF ELECTION TO UTILIZE ALTERNATIVE  
NONJUDICIAL VOLUNTARY FORECLOSURE PROCEDURE**

**Certified Mail**  
Return Receipt Requested

**Date of Mailing:** November 10, 2009

Blue Tarp Financial, Inc.  
443 Congress Street  
Portland, ME 04101

Blue Tarp Financial, Inc.  
Attn: David J. Champoux, Registered Agent  
One Monument Square  
Portland, ME 04101

Bierl Carpet One Cleaning, LLC d/b/a  
Bierl Carpet One  
Attn: Randy Bierl, Registered Agent  
811 Plaza Drive  
Carroll, IA 51401

Gannon Roofing Supply, Inc.  
Attn: Daniel A. Gannon, Registered Agent  
4825 NW 6<sup>th</sup> Drive  
Des Moines, IA 50313

RE: Shawn P. Corkrean and Shannon G. Corkrean

You are hereby notified that Shawn P. Corkrean and Shannon G. Corkrean (the "Mortgagors") executed the following mortgages (collectively the "Mortgages") in favor of Farmers & Merchants State Bank ("Mortgagee"): (a) Open-End Mortgage dated January 26, 2004 and filed February 4, 2004 in Book 2004 at page 538; and (b) Open-End Mortgage dated June 24, 2004 and filed July 1, 2004 in Book 2004 at page 3084. Both Mortgages are recorded in the records of the Madison County, Iowa Recorder. Both Mortgages encumber the following described real estate ("Real Estate"):

Lot Nine (9) of Corkrean & Watts Addition Plat Two (2), an  
Addition to the City of Winterset, Madison County, Iowa.

Mortgagors are now in default under the terms of the Mortgages and the obligations they secure.

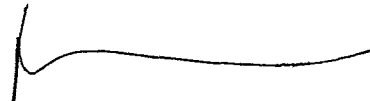
Blue Tarp Financial, Inc.  
Bierl Carpet One Cleaning, LLC d/b/a Bierl Carpet One  
Gannon Roofing Supply, Inc.  
November 10, 2009  
Page 2

You are hereby notified that the Mortgagee and the Mortgagors have elected to follow the Alternative Nonjudicial Voluntary Foreclosure procedure set forth in Iowa Code § 654.18, and Mortgagors have conveyed the Real Estate to the Mortgagee.

You are further notified that, as a possible holder of an alleged junior lien against the Real Estate, you have thirty (30) days from the date of the mailing of this notice to you in which to exercise any right of redemption you may have with respect to said Real Estate.

There is currently due and owing to Mortgagee under the Mortgages the sum of \$271,245.13 plus interest at the rate of \$43.73 per day from November 5, 2009. You may exercise any such right of redemption by contacting Anthony A. Longnecker, Esq., Nyemaster Goode Law Firm, 700 Walnut, Suite 1600, Des Moines, IA 50309-3899, (515) 283-3196 to ascertain the amount necessary to redeem ("Redemption Amount") and by paying such Redemption Amount to Anthony A. Longnecker at the address described above within thirty (30) days from the date of this letter.

Sincerely,



---

Anthony A. Longnecker, Esq.  
Attorney for Farmers & Merchants State  
Bank  
Nyemaster Goode Law Firm  
700 Walnut, Suite 1600  
Des Moines, IA 50309-3899  
Telephone: (515) 283-3196  
Facsimile: (515) 283-3108  
E-mail: [aal@nyemaster.com](mailto:aal@nyemaster.com)

Enclosures

cc: Farmers & Merchants State Bank  
Attn: Tim Rethmeier

Blue Tarp Financial, Inc.  
Bierl Carpet One Cleaning, LLC d/b/a Bierl Carpet One  
Gannon Roofing Supply, Inc.  
November 10, 2009  
Page 3

---

Christopher L. Low, Esq. – Via Certified Mail  
Abendroth and Russell, P.C.  
2536 – 73<sup>rd</sup> Street  
Urbandale, IA 50322

Attorney for Blue Tarp Financial, Inc. and Bierl Carpet One Cleaning, LLC d/b/a  
Bierl Carpet One

David L. Wetsch, Esq. – Via Certified Mail  
Wetsch & Abbott, P.I.C.  
974 – 73<sup>rd</sup> Street; Suite 20  
Des Moines, IA 50312  
Attorney for Gannon Roofing Supply, Inc.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Blue Tarp Financial, Inc.  
443 Congress Street  
Portland, ME 04101

## 2. Article Number

(Transfer from service label)

7008 3230 0000 8208 2087

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X *Karen Fischer* Agent Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

D. Is delivery address different from item 1?  YesIf YES, enter delivery address below:  No

## 3. Service Type

 Certified Mail  Express Mail Registered  Return Receipt for Merchandise Insured Mail  C.O.D.

## 4. Restricted Delivery? (Extra Fee)

 Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

David L. Wetsch, Esq.  
Wetsch & Abbott, P.L.C.  
974 - 73rd Street; Suite 20  
Des Moines, IA 50312

## 2. Article Number

(Transfer from service label)

7008 3230 0000 8208 2063

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X *David Wetsch* Agent Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

11/13/09

D. Is delivery address different from item 1?  YesIf YES, enter delivery address below:  No

## 3. Service Type

 Certified Mail  Express Mail Registered  Return Receipt for Merchandise Insured Mail  C.O.D.

## 4. Restricted Delivery? (Extra Fee)

 Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Blue Tarp Financial, Inc.  
Attn: David J. Champoux,  
Registered Agent  
One Monument Square  
Portland, ME 04101

## 2. Article Number

(Transfer from service label)

7008 3230 0000 8208 2100

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X *Karen Fischer* Agent Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

D. Is delivery address different from item 1?  YesIf YES, enter delivery address below:  No

## 3. Service Type

 Certified Mail  Express Mail Registered  Return Receipt for Merchandise Insured Mail  C.O.D.

## 4. Restricted Delivery? (Extra Fee)

 Yes



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Gannon Roofing Supply, Inc.  
 Attn: Daniel A. Gannon,  
 Registered Agent  
 4825 NW 6th Drive  
 Des Moines, IA 50313

2. Article Number  
 (Transfer from service label)

7008 3230 0000 8208 2117

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154C

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
 Agent  
 Addressee
- B. Received by (Printed Name)  
 Dana Merrill
- C. Date of Delivery  
 11/12/09
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Bierl Carpet One Cleaning, LLC  
 d/b/a Bierl Carpet One  
 Attn: Randy Bierl, Registered  
 Agent  
 811 Plaza Drive  
 Carroll, IA 51401

2. Article Number  
 (Transfer from service label)

7008 3230 0000 8208 2094

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154C

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
 Agent  
 Addressee
- B. Received by (Printed Name)  
 Randy Bierl
- C. Date of Delivery  
 11-12-09
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Christopher L. Low, Esq.  
 Abendroth and Russell, P.C.  
 2536 - 73rd Street  
 Urbandale, IA 50322

2. Article Number  
 (Transfer from service label)

7008 3230 0000 8208 2070

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154C

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
 Agent  
 Addressee
- B. Received by (Printed Name)  
 Peg Mercer
- C. Date of Delivery  
 11/12/09
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)