



Document 2009 3771

Book 2009 Page 3771 Type 04 004 Pages 10

Date 12/17/2009 Time 10:40 AM

Rec Amt \$54.00

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

✓
E

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 3217; Book 2009, Page 3218

**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 Country Life Homes, LLC f/k/a The New Home Store, L.L.C. ("Borrower") and Shawn P. Corkrean 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"):

The North Half (½) of Lot Six (6) of C & C Allen's Addition to 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 3217; and (b) Warranty Deed – Book 2009, Page 3218. 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 6th Drive
Des Moines, IA 50313

Gilcrest/Jewett Lumber Company
Attention: Philip Sumner Worth,
Registered Agent
1100 Alices Road
Waukee, IA 50263

Smooth Surfaces, Inc.
Attn: Levi Hancock, President
12060 Meredith Drive
Urbandale, IA 50322

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 – 73rd 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 – 73rd 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 16th day of December, 2009.



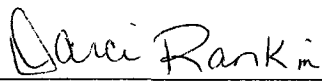
Anthony A. Longnecker AT0004874
NYEMASTER, GOODE, WEST,
HANSELL & O'BRIEN, P.C.
700 Walnut, Suite 1600
Des Moines, IA 50309-3899
Telephone: (515) 283-3196
Fax: (515) 283-3108
Email: aal@nyemaster.com

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 16th 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

Gilcrest/Jewett Lumber Company
Attention: Philip Sumner Worth,
Registered Agent
1100 Alices Road
Waukee, IA 50263

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

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

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

Smooth Surfaces, Inc.
Attn: Levi Hancock, President
12060 Meredith Drive
Urbandale, IA 50322

Gilcrest/Jewett Lumber Company
Blue Tarp Financial, Inc.
Bierl Carpet One Cleaning, LLC d/b/a Bierl Carpet One
Smooth Surfaces, Inc.
Gannon Roofing Supply, Inc.
November 10, 2009
Page 2

RE: Country Life Homes, LLC, an Iowa limited liability company f/k/a The New Home Store, L.L.C.

You are hereby notified that The New Home Store, L.L.C. n/k/a Country Life Homes, LLC, an Iowa limited liability company (the "Mortgagor") executed an Open-End Mortgage in favor of Farmers & Merchants State Bank ("Mortgagee") dated January 26, 2004 and filed February 4, 2004 in Book 2004 at page 537 of the records of the Madison County, Iowa Recorder encumbering the following described real estate ("Real Estate"):

The North Half (½) of Lot Six (6) of C & C Allen's Addition to Winterset, Madison County, Iowa.

Mortgagor is now in default under the terms of the Mortgage and the obligations it secures.

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

There is currently due and owing to Mortgagee under the Mortgage the sum of \$155,623.82 plus \$27.22 per day after 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

Gilcrest/Jewett Lumber Company
Blue Tarp Financial, Inc.
Bierl Carpet One Cleaning, LLC d/b/a Bierl Carpet One
Smooth Surfaces, Inc.
Gannon Roofing Supply, Inc.
November 10, 2009
Page 3

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

Enclosures

cc: Farmers & Merchants State Bank
Attn: Tim Rethmeier

Christopher L. Low, Esq. – Via Certified Mail

Abendroth and Russell, P.C.
2536 – 73rd 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 – 73rd Street; Suite 20
Des Moines, IA 50312

Attorney for Gannon Roofing Supply, Inc.; Smooth Surfaces, Inc. and Gilcrest/Jewett
Lumber Company

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 1912

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 David Wetsch Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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) 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 1936

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Tara Parvizi Agent
 Addressee

B. Received by (Printed Name) Tara Parvizi C. Date of Delivery 11/12/05

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) 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:
 Gilcrest/Jewett Lumber Company
 Attn: Philip Sumner Worth,
 Registered Agent
 1100 Alices Road
 Waukee, IA 50263

2. Article Number
 (Transfer from service label) 7008 3230 0000 8208 1974

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Nicki Fredenburg Agent
 Addressee

B. Received by (Printed Name) NICKI FREDENBURG C. Date of Delivery 11/13/09

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

PO # 1000
Waukee, IA 50263

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 1967

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Clayton*

Agent

Addressee

B. Received by (Printed Name)

Claudine Avdy

C. Date of Delivery

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)

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.
 443 Congress Street
 Portland, ME 04101

2. Article Number

(Transfer from service label)

7008 3230 0000 8208 1943

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Clayton*

Agent

Addressee

B. Received by (Printed Name)

Claudine Avdy

C. Date of Delivery

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)

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:

Smooth Surfaces, Inc.
 Attn: Levi Hancock, President
 12060 Meredith Drive
 Urbandale, IA 50322

2. Article Number

(Transfer from service label)

7008 3230 0000 8208 1929

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Clayton*

Agent

Addressee

B. Received by (Printed Name)

Claudine Avdy

C. Date of Delivery

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)

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:

Christopher L. Low, Esq.
Abendroth and Russell, P.C.
2536 - 73rd Street
Urbandale, IA 50322

2. Article Number

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

Peter Mercer

C. Date of Delivery

11/2/09

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

PS Form 3811, February 2004

Domestic Return Receipt

402595-02-M-1540

7008 3230 0000 8208 1981

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)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

Randy Bierl

C. Date of Delivery

11/2/09

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

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

7008 3230 0000 8208 1950