



Document 2011 279

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Fee Amount: \$44.00

Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO ✓
SCAN ✓
CHEK

Prepared by: Eric J. Eide, P.L.C., 3 N. 17th St., Suite 2, Fort Dodge, IA 50501
515-576-2434
Return to: Eric J. Eide, P.L.C., 3 N. 17th St., Suite 2, Fort Dodge, IA 50501
Tax Statement: N/A

NOTICE OF SERVICE ON MORTGAGOR

RE: Parcel "B" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more precisely described as follows: Commencing at the South Quarter Corner of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 00°14'32" East 661.40 feet along the West line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1) to the Point of Beginning; thence continuing North 00°14'32" East 637.29 feet to the Northwest Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1); thence South 88°37'56" East 1025.70 feet along the North line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1); thence South 00°14'31" West 637.07 feet; thence North 88°38'41" West 1025.70 feet to the Point of Beginning containing 15.001 acres.

AND


Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa more precisely described as follows: Beginning at the Northeast Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" West 628.21 feet along the East line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1); thence North 88°38'41" West 371.66 feet; thence North 00°13'40" East 630.65 feet to the North line of the Southeast

Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1); thence South 88°15'26" East 369.22 feet to the Point of Beginning containing 5.351 acres including 2.061 acres of U.S. Highway 169 right of way.

Pursuant to Iowa Code Section 655A.3(3) First Federal Savings Bank of Iowa hereby confirms that a Notice of Nonjudicial Foreclosure regarding the above-referenced real estate was served on Dale M. Hartsook, the sole mortgagor herein, on the date indicated on the Acceptance of Service attached hereto as Exhibit A.

First Federal Savings Bank of Iowa

By _____


Eric J. Eide AT0002318
THE LAW OFFICE OF ERIC J. EIDE, P.L.C.
3 North 17th St., Suite 2
Fort Dodge, IA 50501
Telephone: (515) 576-2434
Fax: (888) 775-4578
E-mail: eric@eidelaw.com

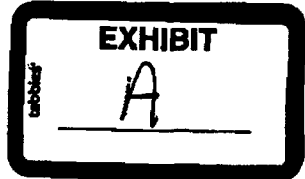
ATTORNEY FOR MORTGAGEE

STATE OF IOWA)
) SS.
COUNTY OF WEBSTER)

On this 25th day of January, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Eric J. Eide, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.




Gayle M. Jondle
Notary Public



ACCEPTANCE OF SERVICE

RE: Parcel "B" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more precisely described as follows: Commencing at the South Quarter Corner of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 00°14'32" East 661.40 feet along the West line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1) to the Point of Beginning; thence continuing North 00°14'32" East 637.29 feet to the Northwest Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1); thence South 88°37'56" East 1025.70 feet along the North line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1); thence South 00°14'31" West 637.07 feet; thence North 88°38'41" West 1025.70 feet to the Point of Beginning containing 15.00 $\frac{1}{2}$ acres. [See page 2 for additional legal description.]

Service of the attached Notice of Nonjudicial Foreclosure, is hereby accepted and acknowledged and a true copy thereof received by me at Windsor Heights, Iowa, on this 28 day of December, 2010.


Dale M. Hartsook

Additional Legal Description

Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa more precisely described as follows: Beginning at the Northeast Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" West 628.21 feet along the East line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1); thence North 88°38'41" West 371.66 feet; thence North 00°13'40" East 630.65 feet to the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1); thence South 88°15'26" East 369.22 feet to the Point of Beginning containing 5.351 acres including 2.061 acres of U.S. Highway 169 right of way.

Prepared by: Eric J. Eide. 3 North 17th St., Suite 2, Fort Dodge, IA 50501 (515) 576-2434
Return to: Eric J. Eide. 3 North 17th St., Suite 2, Fort Dodge, IA 50501
Tax Address: N/A

NOTICE OF NONJUDICIAL FORECLOSURE

TO: Dale M. Hartsook
1625 Court Street NE
Salem, OR 97301

FROM: First Federal Savings Bank of Iowa
825 Central Avenue
Fort Dodge, IA 50501

Pursuant to Iowa Code Chapter 655A, First Federal Savings Bank of Iowa, (hereafter referred to as "First Federal"), hereby notifies you that you are in default (i) on that Mortgage with Next Home Mortgage as mortgagee dated January 25, 2002 and filed for record on January 28, 2002 in Book 2002, page 419 (the "First Mortgage"); which First Mortgage was assigned to First Federal by assignment recorded July 27, 2010 in the Office of the Madison County, Iowa Recorder in Book 2010, Page 1716; and (ii) on that Mortgage you executed and delivered to First Federal, dated September 21, 2007 and which was recorded September 27, 2007 in the Office of the Madison County, Iowa Recorder in Book 2007, Page 3642 (the "Second Mortgage"). These Mortgages constitute first and second liens on the real estate described as follows:

Parcel "B" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more precisely described as follows: Commencing at the South Quarter Corner of Section One (1), Township Seventy-seven (77) North,

Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 00°14'32" East 661.40 feet along the West line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1) to the Point of Beginning; thence continuing North 00°14'32" East 637.29 feet to the Northwest Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1); thence South 88°37'56" East 1025.70 feet along the North line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1); thence South 00°14'31" West 637.07 feet; thence North 88°38'41" West 1025.70 feet to the Point of Beginning containing 15.001 acres.

AND

Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa more precisely described as follows: Beginning at the Northeast Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" West 628.21 feet along the East line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1); thence North 88°38'41" West 371.66 feet; thence North 00°13'40" East 630.65 feet to the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1); thence South 88°15'26" East 369.22 feet to the Point of Beginning containing 5.351 acres including 2.061 acres of U.S. Highway 169 right of way.

You have not complied with the terms of the Mortgages by failing to make payments in the following amounts on the following dates:

<u>Date</u>	
8/15/2009 - 10/15/2010	\$13,639.77
LATE CHARGES DUE	<u>\$225.00</u>
TOTAL DUE	\$13,864.77

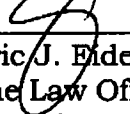
Unless within thirty days after this Notice is served upon you, you perform the terms of the Mortgages with which you have not complied, or file with the Madison County, Iowa Recorder a rejection of this Notice pursuant to Iowa Code §655A.6 and serve a copy of the rejection upon First Federal, the Mortgages will be foreclosed.

WITHIN THIRTY DAYS AFTER YOUR RECEIPT OF THIS NOTICE, YOU MUST EITHER CURE THE DEFAULTS DESCRIBED IN THIS NOTICE OR FILE WITH THE RECORDER OF THE COUNTY WHERE THE MORTGAGED PROPERTY IS LOCATED A REJECTION OF THIS NOTICE AND SERVE A COPY OF YOUR REJECTION ON THE MORTGAGEE IN THE MANNER PROVIDED BY THE RULES OF CIVIL PROCEDURE FOR SERVICE OF ORIGINAL NOTICES. IF YOU WISH TO REJECT THIS NOTICE, YOU SHOULD CONSULT AN ATTORNEY AS TO THE PROPER MANNER TO MAKE THE REJECTION.

IF YOU DO NOT TAKE EITHER OF THE ACTIONS DESCRIBED ABOVE WITHIN THE THIRTY-DAY PERIOD, THE FORECLOSURE WILL BE COMPLETE AND YOU WILL LOSE TITLE TO THE MORTGAGED PROPERTY. AFTER THE FORECLOSURE IS COMPLETE, THE DEBT SECURED BY THE MORTGAGED PROPERTY WILL BE EXTINGUISHED.

The postal address where the above rejection may be served is: First Federal Savings Bank of Iowa, Attn. Rick Wagner, 825 Central Ave., Fort Dodge, IA 50501.

Dated this 4th day of November, 2010.

By  _____
Eric J. Eide
The Law Office of Eric J. Eide, P.L.C.
3 North 17th St., Suite 2
Fort Dodge, IA 50501
Telephone: (515) 576-2434
Fax: (888) 775-4578
E-Mail: eric@eidelaw.com

ATTORNEY FOR FIRST FEDERAL

Original: served
Copies to: Veridian Credit Union