

FILED NO. **1423**BOOK **40** PAGE **542**

91 DEC 11 PH 1:43

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Fee \$35.00

AFFIDAVITSTATE OF IOWA :
 : ss
MADISON COUNTY:

I, Jerrold B. Oliver, being first duly sworn on oath, state:

The affiant is an attorney licensed in the State of Iowa and practicing in Madison County, Iowa. The affiant is the attorney for Donald J. Overton, who is the holder of the certificate of purchase on the real estate described below. At the direction of Donald J. Overton, the affiant caused to be published in the Winterset Madisonian, a newspaper of general circulation within Madison County, Iowa, on November 21, 1991, a Notice of Expiration of Right of the Redemption from Tax Sale upon the following-described real estate:

The East Six (6) feet of Lot Seven (7) and the West Sixteen (16) feet of Lot Eight (8) in the Northwest Section of the Original Town of St. Charles, Madison County, Iowa.

The Notice of Expiration of the Right of Redemption from Tax Sale was also served on the following:

Arlouine Hoskins
Betty Moore
City of St. Charles
Internal Revenue Service

See Sheriff's Return of Service or Acceptance of Service attached hereto. The notice was also mailed to the following persons or entities at their last known mailing address:

Farmers and Merchants State Bank
Transamerica Commercial Finance Corporation
The Winterset Madisonian
Wayne Dennis Supply Company
Union State Bank of Winterset
The Minnesota Chemical Company
United States Trustee
Michael L. Jankins
Joe Warford

Notice could not be served upon John Patrick Nelson and Jerrilee Ann Nelson as provided in Iowa Code Section 447.9. This affiant diligently attempted to determine the residence and mailing address John Patrick Nelson and Jerrilee Ann Nelson, and was unable to ascertain such residence or mailing address. Attached as Exhibit "A" to this Affidavit is the publisher's affidavit of publication of said Notice, which is incorporated into this Affidavit by this reference.


The cost of publishing this notice was in the sum of \$22.57, and the cost of a record search was \$140.00.

Donald J. Overton, who is the holder of the certificate of purchase, is the party in possession of the real estate.



Jerrold B. Oliver

Subscribed and sworn to before me by Jerrold B. Oliver on this 9th day of December, 1991.



Notary Public in and for the State of Iowa

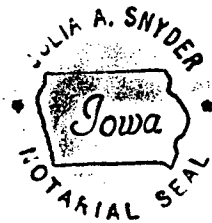


EXHIBIT "A"

AFFIDAVIT OF PUBLICATION

STATE OF IOWA
SS.
Madison County

TED GORMAN BEING DULY SWORN
SAYS HE IS PUBLISHER OF THE
WINTERSET MADISONIAN, a once weekly
newspaper of general circulation, published in
Winterset, Iowa, and that the notice, a copy which is
annexed and made part hereof, was correctly
published in said newspaper

for the period of One consecutive weeks,
the last publication thereof being on the 27th day
of November, 1901.

Ted Gorman

Subscribed and sworn to before me this 27th day of
November, 1901.

Tammera Smith

NOTARY PUBLIC
In and for Madison County

Fee \$ 22.57



NOTICE OF EXPIRATION OF THE RIGHT OF REDEMPTION FROM TAX SALE

- TO: John Patrick Nelson
- Jerrilee Ann Nelson
- Farmers and Merchants State Bank
- Arlouine Hoskins
- Betty Moore
- Transamerica Commercial Finance Corporation
- The Winterset Madsonian
- Wayne Dennis Supply Company
- Union State Bank of Winterset
- The Minnesota Chemical Company
- Internal Revenue Service
- United States Trustee
- Michael L. Jenkins
- Joe Warford
- City of St. Charles, Iowa

YOU AND EACH OF YOU, pursuant to Iowa Code Sections 447.9 and 447.10, are hereby notified by the undersigned that your right of redemption of the real estate described below, which was sold for unpaid, delinquent taxes on June 18, 1990, to Madison County, Iowa, will expire and a Treasurer's tax deed for the real estate will be assigned to Donald J. Overton, to whom the certificate of Purchase at Tax Sale was assigned by Madison County, Iowa, unless you redeem the real estate within ninety (90) days from the date of the completed service of this Notice upon you.

The real estate is described as:
The East Six (6) feet of Lot Seven (7) and the West Sixteen (16) feet of Lot Eight (8) in the Northwest Section of the Original Town of St. Charles, Madison County, Iowa.
This Notice means your right, title or interest in the above-described real estate will end unless you pay to the Treasurer of Madison County, Iowa, at the Office of the Treasurer, Madison County Courthouse, Winterset, Iowa, all monies due for delinquent taxes, penalties, interest and costs upon this real estate as provided by law within ninety (90) days of the date of the completed service of this Notice upon you.

Take heed and govern yourself accordingly.
Dated on the 21 day of November, 1991, at Winterset, Iowa.
Donald J. Overton
By Jerrold B. Oliver, his attorney
Farmers & Merchants Bank Bldg.
P.O. Box 230, Winterset, Iowa 50273
Telephone: (515) 462-3731
26

8
38x2=76 @ = 22.57

RETURN OF SERVICE

FORM 141-Q June 1989

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

Case Name MADISON COUNTY VS NELSON et al

RETURN OF SERVICE:

Type of Service Code

Case No. _____

- Personal
- Dwelling/Substitute
- Hotel, Boarding/Rooming House
- Corporation/Association
- Official (State, County, City)
- Spouse away from residence
- Other _____

- 1
- 2
- 3
- 4
- 5
- 6
- 7

Notice Rec'd this date October 30, 1991

STATE OF IOWA

MADISON County } ss.

I certify that I served a copy of:

- Petition and Original Notice
- Modification/Application and Notice
- Order to Show Cause

- Order Filed _____
- Writ _____
- Other Notice of Expiration of the Right of Redemption From Tax Sale

Served:

Type Code

 (Name) at _____ (Address) on _____ (Date) _____

 at _____ on _____

 at _____ on _____

 at _____ on _____

Betty Moore by serving Charles Moore at 114 S Cross 2

St. Charles, Iowa on November 4, 1991 (a person residing therein who was then at least 18 years old) ~~or spouse or next of kin~~ (Strike non-applicable part.)

 (Company/Government Unit Name) by serving _____ (Name)
 its _____ (Title) on _____ (Date) at _____

NOTE: (Diligent Search, etc.)

Paul D. Welch, Sheriff

Madison County, Iowa

Ken Burk, Deputy Official Title

PAID

NOV 9 6 91

FEEs:

Processing \$ 10.00
 Mileage \$ 4.32
 Copy \$.50
 Notary \$
 TOTAL \$ 14.82

Fees charged to/paid by Atty/Party:

Jordan, Oliver & Walters

NOTE: Copy of Original Notice, if served, must be attached to this form.

RETURN OF SERVICE

FORM 141-Q June 1989

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

Case Name Madison County vs Nelson et al.

Case No. _____

Notice Rec'd this date October 30, 1991

STATE OF IOWA

MADISON County ss.

RETURN OF SERVICE:

- Personal 1
- Dwelling/Substitute 2
- Hotel, Boarding/Rooming House 3
- Corporation/Association 4
- Official (State, County, City) 5
- Spouse away from residence 6
- Other 7

I certify that I served a copy of:

- Petition and Original Notice
- Modification/Application and Notice
- Order to Show Cause

- Order Filed _____
- Writ _____

Other Notice of Expiration of The Right of Redemption From Tax Sale

Served:

606 W. Main
 Arlouine Hoskins at St. Charles, Iowa on November 4, 1991 1
 (Name) (Address) (Date)

_____ at _____ on _____

_____ at _____ on _____

_____ at _____ on _____

_____ by serving _____ at _____ (Address)

_____ on _____ (a person residing therein who was then at least 18 years old) or (Spouse away from residence). (Strike non-applicable part.)

_____ by serving _____ (Name)
 (Company/Government Unit Name)

its _____ on _____ at _____ (Title) (Date)

NOTE: (Diligent Search, etc.)

Paul D. Welch, Sheriff
 Madison County, Iowa
 Ken Burk, Deputy Official Title

FEEES:

Processing \$ 10.00
 Mileage \$ 4.32
 Copy \$.50
 Notary \$
 TOTAL \$ 14.82

PAID
 NOV 06 91
 Atty
 JW

Fees charged to/paid by Atty/Notary

Jordan, Oliver & Walters

NOTE: Copy of Original Notice, if served, must be attached to this form.

NOTICE OF EXPIRATION OF THE RIGHT OF REDEMPTION FROM TAX SALE

TO: John Patrick Nelson and Jerrilee Ann Nelson
Farmers and Merchants State Bank
Arlouine Hoskins
Betty Moore
Transamerica Commercial Finance Corporation
The Winterset Madisonian
Wayne Dennis Supply Company
Union State Bank of Winterset
The Minnesota Chemical Company
Internal Revenue Service
United States Trustee
Michael L. Jankins
Joe Warford
City of St. Charles, Iowa

YOU AND EACH OF YOU, pursuant to Iowa Code Section 447.9, are hereby notified by the undersigned that your right of redemption of the real estate described below, which was sold for unpaid, delinquent taxes on June 18, 1990, to Madison County, Iowa, will expire and a Treasurer's tax deed for the real estate will be tendered to Donald J. Overton, to whom the Certificate of Purchase at Tax Sale was assigned by Madison County, Iowa, unless you redeem the real estate within ninety (90) days from the date of the completed service of this Notice upon you.

The real estate is described as:

The East Six (6) feet of Lot Seven (7) and the West Sixteen (16) feet of Lot Eight (8) in the Northwest Section of the Original Town of St. Charles, Madison County, Iowa.

This Notice means your right, title or interest in the above-described real estate will end unless you pay to the Treasurer of Madison County, Iowa, at the Office of the Treasurer, Madison County Courthouse, Winterset, Iowa, all monies due for delinquent taxes, penalties, interest and costs upon this real estate as provided by law within ninety (90) days of the date of the completed service of this Notice upon you.

Take heed and govern yourself accordingly.

Dated on the 24th day of October, 1991, at Winterset, Iowa.

DONALD J. OVERTON

By Jerrild B. Oliver
Jerrild B. Oliver, his attorney
Farmers & Merchants Bank Bldg.
P.O. Box 230
Winterset, Iowa 50273
Telephone: (515) 462-3731

ACCEPTANCE OF SERVICE

The undersigned hereby accepts and acknowledges due, timely and legal service of the foregoing Original Notice and acknowledges receipt of a copy hereof, at Des Moines, Iowa, on this 28th day of October, 1991.

INTERNAL REVENUE SERVICE

By Frank Koon
Atty. Gen. Special Procedures Staff

INTERNAL REVENUE SERVICE RECEIVED OCT 28 1991 10:00AM Distr. Dir.-Des Moines, IA (Special Procedures)
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NOTICE OF EXPIRATION OF THE RIGHT OF REDEMPTION FROM TAX SALE

TO: John Patrick Nelson
 Jerrilee Ann Nelson
 Farmers and Merchants State Bank
 Arlouine Hoskins
 Betty Moore
 Transamerica Commercial Finance Corporation
 The Winterset Madisionian
 Wayne Dennis Supply Company
 Union State Bank of Winterset
 The Minnesota Chemical Company
 Internal Revenue Service
 United States Trustee
 Michael L. Jankins
 Joe Warford
 City of St. Charles, Iowa

YOU AND EACH OF YOU, pursuant to Iowa Code Sections 447.9 and 447.10, are hereby notified by the undersigned that your right of redemption of the real estate described below, which was sold for unpaid, delinquent taxes on June 18, 1990, to Madison County, Iowa, will expire and a Treasurer's tax deed for the real estate will be tendered to Donald J. Overton, to whom the Certificate of Purchase at Tax Sale was assigned by Madison County, Iowa, unless you redeem the real estate within ninety (90) days from the date of the completed service of this Notice upon you.

The real estate is described as:

The East Six (6) feet of Lot Seven (7) and the West Sixteen (16) feet of Lot Eight (8) in the Northwest Section of the Original Town of St. Charles, Madison County, Iowa.

This Notice means your right, title or interest in the above-described real estate will end unless you pay to the Treasurer of Madison County, Iowa, at the Office of the Treasurer, Madison County Courthouse, Winterset, Iowa, all monies due for delinquent taxes, penalties, interest and costs upon this real estate as provided by law within ninety (90) days of the date of the completed service of this Notice upon you.

Take heed and govern yourself accordingly.

Dated on the 5th day of December, 1991, at Winterset, Iowa.

DONALD J. OVERTON

By Jefford B. Oliver
 Jefford B. Oliver, his attorney
 Farmers & Merchants Bank Bldg.
 P.O. Box 230
 Winterset, Iowa 50273
 Telephone: (515) 462-3731

ACCEPTANCE OF SERVICE

The undersigned hereby accepts and acknowledges due, timely and legal service of the foregoing Original Notice and acknowledges receipt of a copy hereof, at St. Charles, Iowa, on this 7th day of December, 1991.

CITY OF ST. CHARLES, IOWA

By Janet Lea Downs
 Janet Lea Downs, City Clerk