



Document 2012 369

Book 2012 Page 369 Type 06 009 Pages 20

Date 2/07/2012 Time 12:23 PM

Rec Amt \$112.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

John E. Casper, ICIS# AT0001474

Return To: John E. Casper, 223 E. Court Avenue, Winterset, IA 50273-0067 (515) 462-4912

Preparer: John E. Casper, 223 E. Court Avenue, Winterset, IA 50273-0067 (515) 462-4912

Taxpayer: Bill R. and Shelly Gibson, 3118 Heritage Avenue, Lorimor, IA 50149

AFFIDAVIT

We, Bill R. Gibson and Shelly Gibson, being first duly sworn do hereby depose and state:

1. We are the appointed and acting Trustees of the Bill and Shelly Gibson Family Trust which is the record title holder of the real estate legally described as:

All that part of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South and East of the main channel of Middle River.



2. We are personally acquainted with Corey Allan Brammer, also known as Corey Brammer, who was the Debtor in a Bankruptcy case before the United States Bankruptcy Court for the Southern District of Iowa, cause no. 11-00399als7. During the pendency of this Bankruptcy case, Bill R. Gibson purchased the Debtor Corey Allan Brammer's interest in and to the above described real estate. Attached to this Affidavit and incorporated herein by this reference are the following Bankruptcy filings in this Bankruptcy cause relating to the Bankruptcy Trustee's sale of the Debtor's interest in this real estate:
- A. The Voluntary Petition filed with the United States Bankruptcy Court for the Southern District of Iowa by the Debtor;
 - B. The Certificate of Service on the Trustee's Notice of Intent to Sell Property and Bar Date Notice of this interest in this real estate;
 - C. The Trustee's Notice of Intent to Sell Property and Bar Date Notice; and,
 - D. The Docket Text Only Order Regarding Trustee Notice of Intent to Sell Property as shown on the U.S. Bankruptcy Court Docket as Docket number 20, which Order is approving the Trustee's Disposition of this interest in this real estate.
3. The Affiants further state of their own personal knowledge that no interested person or party to this disposition of the Debtor's interest in this real estate has appealed the

Bankruptcy Judge's Order approving the Trustee's Disposition of this interest in this real estate or has made Application to extend the time to appeal this Court Order or have made or filed a Motion under Fed. R. Bankr. P. 9023 or 9024, or have made or filed a Motion to Stay the Court's proceedings regarding the aforesaid matters.

4. Further, the Affiants sayeth not.

Dated on this 25 day of January, 2012 at Winterset, Iowa.



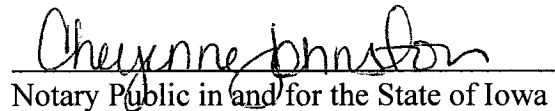
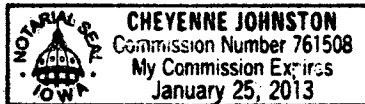
Bill R. Gibson, Affiant



Shelly Gibson, Affiant

STATE OF IOWA)
) ss
MADISON COUNTY)

This instrument was acknowledged before me on this 25 day of January, 2012 by Bill R. Gibson and Shelly Gibson.



Notary Public in and for the State of Iowa

B1 (Official Form 1)(4/10)

United States Bankruptcy Court Southern District of Iowa			Voluntary Petition										
Name of Debtor (if individual, enter Last, First, Middle): Brammer, Corey Allan		Name of Joint Debtor (Spouse) (Last, First, Middle):											
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):											
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) 		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)											
Street Address of Debtor (No. and Street, City, and State): 1775 Pammel Park Road Winterset, IA <div style="text-align: right; font-size: small;">ZIP Code 50273</div>		Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right; font-size: small;">ZIP Code</div>											
County of Residence or of the Principal Place of Business: Madison		County of Residence or of the Principal Place of Business:											
Mailing Address of Debtor (if different from street address): <div style="text-align: right; font-size: small;">ZIP Code</div>		Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right; font-size: small;">ZIP Code</div>											
Location of Principal Assets of Business Debtor (if different from street address above):													
Type of Debtor (Form of Organization) (Check one box) <input checked="" type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)		Nature of Business (Check one box) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other Tax-Exempt Entity (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).											
		Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <input checked="" type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding											
		Nature of Debts (Check one box) <input checked="" type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input type="checkbox"/> Debts are primarily business debts.											
Filing Fee (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		Chapter 11 Debtors (Check one box): <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).											
Statistical/Administrative Information <input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input checked="" type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY											
Estimated Number of Creditors <table style="width:100%; font-size: small;"><tr><td><input checked="" type="checkbox"/> 1-49</td><td><input type="checkbox"/> 50-99</td><td><input type="checkbox"/> 100-199</td><td><input type="checkbox"/> 200-999</td><td><input type="checkbox"/> 1,000-5,000</td><td><input type="checkbox"/> 5,001-10,000</td><td><input type="checkbox"/> 10,001-25,000</td><td><input type="checkbox"/> 25,001-50,000</td><td><input type="checkbox"/> 50,001-100,000</td><td><input type="checkbox"/> OVER 100,000</td></tr></table>				<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 50-99	<input type="checkbox"/> 100-199	<input type="checkbox"/> 200-999	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 5,001-10,000	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> 25,001-50,000	<input type="checkbox"/> 50,001-100,000	<input type="checkbox"/> OVER 100,000
<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 50-99			<input type="checkbox"/> 100-199	<input type="checkbox"/> 200-999	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 5,001-10,000	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> 25,001-50,000	<input type="checkbox"/> 50,001-100,000	<input type="checkbox"/> OVER 100,000		
Estimated Assets <table style="width:100%; font-size: small;"><tr><td><input checked="" type="checkbox"/> \$0 to \$50,000</td><td><input type="checkbox"/> \$50,001 to \$100,000</td><td><input type="checkbox"/> \$100,001 to \$500,000</td><td><input type="checkbox"/> \$500,001 to \$1 million</td><td><input type="checkbox"/> \$1,000,001 to \$10 million</td><td><input type="checkbox"/> \$10,000,001 to \$50 million</td><td><input type="checkbox"/> \$50,000,001 to \$100 million</td><td><input type="checkbox"/> \$100,000,001 to \$500 million</td><td><input type="checkbox"/> \$500,000,001 to \$1 billion</td><td><input type="checkbox"/> More than \$1 billion</td></tr></table>				<input checked="" type="checkbox"/> \$0 to \$50,000	<input type="checkbox"/> \$50,001 to \$100,000	<input type="checkbox"/> \$100,001 to \$500,000	<input type="checkbox"/> \$500,001 to \$1 million	<input type="checkbox"/> \$1,000,001 to \$10 million	<input type="checkbox"/> \$10,000,001 to \$50 million	<input type="checkbox"/> \$50,000,001 to \$100 million	<input type="checkbox"/> \$100,000,001 to \$500 million	<input type="checkbox"/> \$500,000,001 to \$1 billion	<input type="checkbox"/> More than \$1 billion
<input checked="" type="checkbox"/> \$0 to \$50,000	<input type="checkbox"/> \$50,001 to \$100,000	<input type="checkbox"/> \$100,001 to \$500,000	<input type="checkbox"/> \$500,001 to \$1 million	<input type="checkbox"/> \$1,000,001 to \$10 million	<input type="checkbox"/> \$10,000,001 to \$50 million	<input type="checkbox"/> \$50,000,001 to \$100 million	<input type="checkbox"/> \$100,000,001 to \$500 million	<input type="checkbox"/> \$500,000,001 to \$1 billion	<input type="checkbox"/> More than \$1 billion				
Estimated Liabilities <table style="width:100%; font-size: small;"><tr><td><input type="checkbox"/> \$0 to \$50,000</td><td><input checked="" type="checkbox"/> \$50,001 to \$100,000</td><td><input type="checkbox"/> \$100,001 to \$500,000</td><td><input type="checkbox"/> \$500,001 to \$1 million</td><td><input type="checkbox"/> \$1,000,001 to \$10 million</td><td><input type="checkbox"/> \$10,000,001 to \$50 million</td><td><input type="checkbox"/> \$50,000,001 to \$100 million</td><td><input type="checkbox"/> \$100,000,001 to \$500 million</td><td><input type="checkbox"/> \$500,000,001 to \$1 billion</td><td><input type="checkbox"/> More than \$1 billion</td></tr></table>		<input type="checkbox"/> \$0 to \$50,000	<input checked="" type="checkbox"/> \$50,001 to \$100,000	<input type="checkbox"/> \$100,001 to \$500,000	<input type="checkbox"/> \$500,001 to \$1 million	<input type="checkbox"/> \$1,000,001 to \$10 million	<input type="checkbox"/> \$10,000,001 to \$50 million	<input type="checkbox"/> \$50,000,001 to \$100 million	<input type="checkbox"/> \$100,000,001 to \$500 million	<input type="checkbox"/> \$500,000,001 to \$1 billion	<input type="checkbox"/> More than \$1 billion		
<input type="checkbox"/> \$0 to \$50,000	<input checked="" type="checkbox"/> \$50,001 to \$100,000	<input type="checkbox"/> \$100,001 to \$500,000	<input type="checkbox"/> \$500,001 to \$1 million	<input type="checkbox"/> \$1,000,001 to \$10 million	<input type="checkbox"/> \$10,000,001 to \$50 million	<input type="checkbox"/> \$50,000,001 to \$100 million	<input type="checkbox"/> \$100,000,001 to \$500 million	<input type="checkbox"/> \$500,000,001 to \$1 billion	<input type="checkbox"/> More than \$1 billion				

Blumberg No. 5208

EXHIBIT

A

Voluntary Petition <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): Brammer, Corey Allan	
All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)			
Location Where Filed: - None -	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)			
Name of Debtor: - None -	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
Exhibit A (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.) <input type="checkbox"/> Exhibit A is attached and made a part of this petition.		Exhibit B (To be completed if debtor is an individual whose debts are primarily consumer debts.) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b). <div style="display: flex; justify-content: space-between;"> <div> X /s/ Cynthia A. Lange Signature of Attorney for Debtor(s) Cynthia A. Lange </div> <div> February 10, 2011 (Date) </div> </div>	
Exhibit C			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety? <input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No.			
Exhibit D			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.) <input checked="" type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: <input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
Information Regarding the Debtor - Venue (Check any applicable box)			
<input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. <input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) <div style="margin-left: 40px;"> _____ (Name of landlord that obtained judgment) </div> <div style="margin-left: 40px;"> _____ (Address of landlord) </div>			
<input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and <input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition. <input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).			

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

Brammer, Corey Allan

Signatures

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X /s/ Corey Allan Brammer

Signature of Debtor **Corey Allan Brammer**

X _____

Signature of Joint Debtor

Telephone Number (If not represented by attorney)

February 10, 2011

Date

Signature of Attorney*

X /s/ Cynthia A. Lange

Signature of Attorney for Debtor(s)

Cynthia A. Lange

Printed Name of Attorney for Debtor(s)

Hope Law Firm

Firm Name

**317 6th Avenue, Suite 700
Des Moines, IA 50309**

Address

515-255-3559 Fax: 515-243-4233

Telephone Number

February 10, 2011

Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____

Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X _____

Signature of Foreign Representative

Printed Name of Foreign Representative

Date

Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

X _____

Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.

Imaged Certificate of Service Page 1 of 3

United States Bankruptcy Court
Southern District of Iowa

In re:
Corey Allan Brammer
Debtor

Case No. 11-00399-als
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0863-4

User: ccc
Form ID: pdf001

Page 1 of 1
Total Noticed: 22

Date Rcvd: Apr 14, 2011

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 16, 2011.

db
801624624 +Corey Allan Brammer, 1775 Pammel Park Road, Winterset, IA 50273-8315
801624624 +Acs/Wells Fargo, 501 Bleecker St, Utica, NY 13501-2401
801624625 +Afnl, Inc., Po Box 3097, Bloomington, IL 61702-3097
801624626 +Allied National/Collec, 440 Regency Parkway Dr S, Omaha, NE 68114-3790
801624631 ++CHASE CARD SERVICES, 201 NORTH WALNUT STREET, ATTN MARK PASCALE, MAIL STOP DE1-1406,
WILMINGTON DE 19801-2920
(address filed with court: Chase Bank Usa, Na, Po Box 9180, Pleasanton, CA 94566)
801624627 +Cap One, Po Box 85520, Richmond, VA 23285-5520
801624629 +Cbe Group, 1309 Technology Pkwy, Cedar Falls, IA 50613-6976
801624628 Cbe Group, 131 Tower Park Dr Suite 100 Po Box 900, Waterloo, IA 50704-0900
801624630 +Certegy, P.O. Box 30046, Tampa, FL 33630-3046
801624633 +Credit Protection Asso, 13355 Noel Rd Ste 2100, Dallas, TX 75240-6837
801624635 +General Service Bur, 8429 Blondo St, Omaha, NE 68134-6200
801624637 +Lannys Auto, 124 W Highway 92, Winterset, IA 50273-2502
801624639 ++MARLIN MEDCLR INOVISION, 507 PRUDENTIAL ROAD, HORSHAM PA 19044-2308
(address filed with court: Nco Fin/55, Po Box 13570, Philadelphia, PA 19101)
801652719 +Melissa L. Peters, 1541 Milton, Avenue, Des Moines, Iowa 50316-1621
801624638 +Nco Fin/09, 507 Prudential Rd, Horsham, PA 19044-2308
801624642 +Us Dept Of Education, Po Box 5609, Greenville, TX 75403-5609
801624643 +Wachovia Ed Finance, 501 Bleecker St, Utica, NY 13501-2401
801624644 +Wf/Efs, Po Box 13667, Sacramento, CA 95853-3667

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

801624632 +E-mail/Text: EDI@CACIONLINE.NET Apr 14 2011 21:48:21 Consumer Adjustment Co,
12855 Tesson Ferry Rd, Saint Louis, MO 63128-2911
801624634 +E-mail/PDF: gecsedl@recoverycorp.com Apr 15 2011 00:04:10 Gemb/Jcp, Po Box 984100,
El Paso, TX 79998-4100
801624636 +E-mail/Text: bankruptcy@hraccounts.com Apr 14 2011 21:46:53 H & R Accounts Inc,
7017 John Deere Pkwy, Moline, IL 61265-8072
801624641 +E-mail/Text: jcutshall@unitedbk.com Apr 14 2011 21:47:53 United Bank Of Iowa, 501 2nd St,
Ida Grove, IA 51445-1384

TOTAL: 4

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

801624640 ###The Credit Bureau Inc, 19 Prince St, Rochester, NY 14607-1405

TOTALS: 0, * 0, ## 1

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Addresses marked '++' were redirected to the recipient's preferred mailing address
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

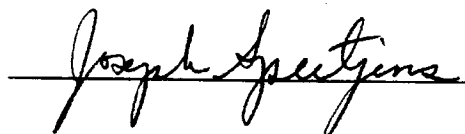
Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 9): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 16, 2011

Signature:



IN THE UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF IOWA

IN RE:)	CASE NO. 11-00399-ALS7
)	
BRAMMER, COREY ALLAN)	CHAPTER 7
)	
Debtor)	

NOTICE OF INTENT TO SELL PROPERTY AND BAR DATE NOTICE

COMES NOW Thomas L. Flynn, Trustee in Bankruptcy for the above-captioned bankruptcy estate and does hereby state that he has entered into an agreement to sell property of the bankruptcy estate as follows and moves the Court to approve same.

1. A voluntary bankruptcy proceeding was commenced by Debtor on February 10, 2011 and the undersigned was appointed trustee.

2. On or about January 31, 2009, Debtor entered into a Real Estate Contract, a copy of which is attached hereto (the "Contract"), wherein Debtor and his wife, Valerie Brammer, agreed to purchase certain real estate located in Madison County, Iowa, and legally described as: All that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17) in Township Seventy-Five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South and East of the main channel of the Middle River (the "Property"), for the purchase price of \$99,500, with a down payment of \$4,975, and with the balance accruing interest at the rate of 6% per annum and payable in monthly installments of \$1,000.00 and with the 120th payment for the balance of \$10,742.11.

3. Prior to the filing of bankruptcy, Debtor defaulted in the payment of three monthly installments and as a result, the Seller under the contract, Melissa L. Peters, served Debtor with a Notice of Forfeiture.

4. Bill R. Gibson has offered to purchase Debtor's interest in the Contract for \$10,000, and agreed to cure all defaults under the Contract.

5. The Trustee believes that such offer is fair and reasonable and in the best interest of the bankruptcy estate and the creditors herein.

WHEREFORE, the Trustee prays that the Court approve such offer pursuant to the terms and conditions set forth in this Motion.

NOTICE IS HEREBY GIVEN, any objections thereto must be served on the undersigned Trustee at the address listed below; the United States Trustee at 210 Walnut Street, Room 793,



Des Moines, Iowa 50309-2108; the debtor(s); and, debtor(s)' counsel. Any objection must be filed with the Clerk of Bankruptcy Court at P.O. Box 9264, Des Moines, Iowa 50306-9264 within 21 days of the date of this notice and report.

DATED: April 12, 2011.

By: s/ Thomas L. Flynn

Thomas L. Flynn, Trustee

IS9999918

666 Walnut Street Suite 2000

Des Moines, IA 50309

(515) 243-7100

CERTIFICATE OF SERVICE

This document was served electronically on all parties who receive electronic notice through CM/ECF as listed on CM/ECF's notice of electronic filing this 12th day of April 2011, and mailed to:

Corey Brammer
415 E. Court St.
Winterset, IA 50273

s/ Angela Nemechek

Angela Nemechek

BELIN\F0197\0000\p1d notice of compromise re brammer real estate contract (00975346).DOC

Document 2009 356

Book 2009 Page 356 Type 03 010 Pages 8

Date 2/09/2009 Time 11:29 AM

Rec Amt \$42.00 Aud Amt \$5.00

Rev Transfer Tax \$158.40

Rev Stamp# 26 DOV# 26

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK



REAL ESTATE CONTRACT INSTALLMENTS

THE IOWA STATE BAR ASSOCIATION

Official Form No. 142

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

P.A. Henrichsen, 1701 48th Street, Ste. 100, West Des Moines, IA 50266, Phone: (515)
267-9000

Taxpayer Information: (Name and complete address)

Corey Brammer, 2594 Norwood Ave., Peru, IA 50222
Valerie Brammer, 2594 Norwood Ave., Peru IA 50222

SAH **Return Document To:** (Name and complete address)

P.A. Henrichsen, 1701 48th Street, Ste. 100, West Des Moines, IA 50266

Grantors:

Melissa L. Peters

Grantees:

Corey Brammer


Valerie Brammer

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2009
IOWADOC30

<small>THE IOWA STATE BAR ASSOCIATION Official Form No. 162</small>	P.A. Henrichsen - AT0003400	<small>FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER</small>
---	------------------------------------	--



REAL ESTATE CONTRACT- INSTALLMENTS

IT IS AGREED this 31 day of January, 2009, by and between
Melissa L. Peters, a married person,
of the County of Polk, 1541 Milton Ave., Des Moines, State of Iowa, Sellers; and
Corey Brammer and Valerie Brammer, husband and wife
of the County of Madison, 2534 Norwood Ave., Peru, State of Iowa, Buyers;

That the Sellers, as in this contract provided, agree to sell to the Buyers, and the Buyers in consideration of the premises, hereby agree with the Sellers to purchase the following described real estate situated in the County of Madison State of Iowa, to-wit:

All that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South and East of the main channel of Middle River

together with any easements and servient estates appurtenant thereto, but with such reservations and exceptions of title as may be below stated, and certain personal property if and as may be herein described or if and as an itemized list is attached hereto and marked "Exhibit A" all upon the terms and conditions following:

1. **TOTAL PURCHASE PRICE.** The Buyers agree to pay for said property the total of \$99,500.00 due and payable at 1541 Milton Ave., Des Moines, IA 50316 Polk County, Iowa, as follows:

(a) **DOWN PAYMENT** of \$4,975.00 **RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED:** and
(b) **BALANCE OF PURCHASE PRICE** \$94,525.00, as follows:
See attached amortization schedule

*Receipt of Down Payment will be on/or before February 1, 2009

Monthly payments due on the 25th of each month.

2. **POSSESSION.** Buyers, concurrently with due performance on their part shall be entitled to possession of said premises on the As agreed day of _____; and thereafter so long as they shall perform the obligations of this contract. If Buyers are taking subject to the rights of leasees and are entitled to rentals therefrom on and after date of possession, so indicate by "yes" in the space following _____.

3. **TAXES.** Sellers shall pay
Buyer shall pay all taxes.

and any unpaid taxes thereon payable in prior years. Buyers shall pay any taxes not assumed by Sellers and all subsequent taxes before same become delinquent. Whoever may be responsible for the payment of said taxes, and the special assessments, if any, each year, shall furnish to the other parties evidence of payment of such items not later than July 15 of each year. Any proration of taxes shall be based upon the taxes for the year currently payable unless, the parties state otherwise.

(Decide, for yourself, if that formula is fair if Buyers are purchasing a lot with newly built improvements).

4. **SPECIAL ASSESSMENTS.** Sellers shall pay the special assessments against this property:

(a) Which, if not paid, in the year _____, would become delinquent and all assessments payable prior thereto.
(b) Which are a lien thereon as of _____ (Date)
(c) Including all sewage disposal assessments for overage charge heretofore assessed by any municipality having jurisdiction as of date of possession.

Buyers, except as above stated, shall pay all subsequent special assessments and charges before they become delinquent.

5. **MORTGAGE.** Any mortgage or encumbrance of a similar nature against the said property shall be timely paid by Sellers so as not to prejudice the Buyers' equity herein. Should Sellers fail to pay, Buyers may pay any such sums in default and shall receive credit on this contract for such sums so paid. **MORTGAGE BY SELLERS.** Sellers, their successors in interest or assigns may, and hereby reserve the right to at any time mortgage their right, title or interest in such premises or to renew or extend any existing mortgage for any amount not exceeding _____ % of the then unpaid balance of the purchase price herein provided. The interest rate and amortization thereof shall be no more onerous than the installment requirements of this contract. Buyers hereby expressly consent to such a mortgage and agree to execute and deliver all necessary papers to aid Sellers in securing such a mortgage which shall be prior and paramount to any of Buyers' then rights in said property. **DEED FOR BUYERS SUBJECT TO MORTGAGE.** If Buyers have reduced the balance of this contract to the amount of any existing mortgage balance on said premises, they may at their option, assume and agree to pay said mortgage according to its terms, and

© The Iowa State Bar Association 2008
IOWADCCS8

162 REAL ESTATE CONTRACT - (INSTALLMENTS)
Revised January 2008

subject to such mortgage shall receive a deed to said premises; or Sellers, at their option, any time before Buyers have made such a mortgage commitment, may reduce or pay off such mortgage. **ALLOCATED PAYMENTS.** Buyers, in the event of acquiring this property from an equity holder instead of a holder of the fee title, or in the event of a mortgage against said premises, reserve the right, if reasonably necessary for their protection to divide or allocate the payments to the interested parties as their interests may appear. **SELLERS AS TRUSTEES.** Sellers agree that they will collect no money hereunder in excess of the amount of the unpaid balance under the terms of this contract less the total amount of the encumbrance on the interest of Sellers or their assigns in said real estate; and if Sellers shall hereafter collect or receive any moneys hereunder beyond such amount, they shall be considered and held as collecting and receiving said money as the agent and trustee of the Buyers for the use and benefit of the Buyers.

8. INSURANCE. Except as may be otherwise included in the last sentence of paragraph 1(b) above, Buyers as and from said date of possession, shall consistently keep in force insurance, premiums therefore to be prepaid by Buyers (without notice or demand) against loss by fire, tornado and other hazards, casualties and contingencies as Sellers may reasonably require on all buildings and improvements, now on or hereafter placed on said premises and any personal property which may be the subject of this contract, in companies to be reasonably approved by Sellers in an amount not less than the full insurable value of such improvements and personal property or not less than the unpaid purchase price herein whichever amount is smaller with such insurance payable to Sellers and Buyers as their interests may appear. Sellers' interest shall be protected in accordance with a standard or union-type loss payable clause. **BUYERS SHALL PROMPTLY DEPOSIT SUCH POLICY WITH PROPER RIDERS WITH SELLERS** for the further security for the payment of the sums herein mentioned. In the event of any such casualty loss, the insurance proceeds may be used under the supervision of the Sellers to replace or repair the loss if the proceeds be adequate; if not, then some other reasonable application of such funds shall be made; but in any event such proceeds shall stand as security for the payment of the obligations herein.

7. CARE OF PROPERTY. Buyers shall take good care of this property; shall keep the buildings and other improvements now or hereafter placed on the said premises in good and reasonable repair and shall not injure, destroy or remove the same during the life of this contract. Buyers shall not make any material alteration in said premises without the written consent of the Sellers. Buyers shall not use or permit said premises to be used for any illegal purpose.

8. LIENS. No mechanics' lien shall be imposed upon or foreclosed against the real estate described herein.

9. ADVANCEMENT BY SELLERS. If Buyers fail to pay such taxes, special assessments and insurance and effect necessary repairs, as above agreed, Seller may, but need not, pay such taxes, special assessments, insurance and make necessary repairs, and all sums so advanced shall be due and payable on demand or such sums on advanced may, at the election of Sellers, be added to the principal amount due hereunder and so secured. (For Buyers' rights to make advancements, see paragraph 5 above.)

10. JOINT TENANCY IN PROCEEDS AND SECURITY RIGHTS IN REAL ESTATE. If and only if, the Sellers immediately preceding this sale, hold the title to the above described property in joint tenancy, and such joint tenancy has not later been destroyed by operation of law or by acts of the Sellers, this sale shall not constitute such destruction and the proceeds of this contract, and any continuing and/or recaptured rights of Sellers in said real estate, shall be and continue in Sellers as joint tenants with rights of survivorship and not as tenants in common; and Buyers, in the event of the death of one of such joint tenants, agree to pay any balance of the proceeds of this contract to the surviving Seller (or Sellers) and to accept deed solely from him or them consistent with paragraph 14 below unless and except this paragraph is stricken from this agreement.

11. SELLERS. Spouse, if not titleholder immediately preceding this sale, shall be presumed to have executed this instrument only for the purpose of relinquishing all rights of dower, homestead and distributive share and/or in compliance with section 561.13 Code of Iowa; and the use of the word "Sellers" in the printed portion of the contract, without more, shall not rebut such presumption, nor in any way enlarge or extend the previous interest of such spouse in said property, or in the sale proceeds, nor bind such spouse except as aforesaid, to the terms and provisions of this contract.

12. TIME IS OF THE ESSENCE. Time is of the essence in this Agreement. Failure to promptly assert rights of Sellers herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default.

13. EXCEPTIONS TO WARRANTIES OF TITLE. The warranties of title in any Deed made pursuant to this contract (See paragraph 14) shall be without reservation or qualification EXCEPT: (a) Zoning ordinances; (b) Such restrictive covenants as may be shown of record; (c) Easements of record, if any; (d) As limited by paragraphs 1, 2, 3 and 4 of this contract; (e) Sellers shall give Special Warranty as to the period after equitable title passes to Buyers; (f) Spouse if not titleholder, need not join in any warranties of the deed unless otherwise stipulated;

(g) _____
(Mineral reservations of record?)

(h) _____
(Liens?) (Easements not recorded?) (Interests of other parties?) (Losses?)
14. DEED AND ABSTRACT, BILL OF SALE. If all said sums of money and interest are paid to Sellers during the life of this contract, and all other agreements for performance by Buyers have been complied with, Sellers will execute and deliver to Buyers a General Warranty Deed conveying said premises in fee simple pursuant to and in conformity with this contract and Sellers will at this time deliver to Buyers an abstract showing merchantable title, in conformity with this contract. Such abstract shall begin with the government patent (unless pursuant to the Iowa State Bar Association title standards there is a lesser requirement as to period of abstracting) to said premises and shall show title thereto in Sellers as of the date of this contract; or as of such earlier date if and as designated in the next sentence. This contract supersedes the previous written offer of Buyers to buy the above described property which was accepted by Sellers on the _____ day of _____.

Sellers shall also pay the cost of any abstracting due to any act or change in the personal affairs of Sellers resulting in a change of title by operation of law or otherwise. If any personal property is a part of this agreement, then upon due performance by Buyers, Sellers shall execute and deliver a Bill of Sale consistent with the terms of this contract. Sellers shall pay all taxes on any such personal property payable in _____, and all taxes thereon payable prior thereto.

15. APPROVAL OF ABSTRACT. Buyers have NOT examined the abstract of title to this property and such abstract is NOT accepted. **16. FORFEITURE.** If Buyers (a) fail to make the payments aforesaid, or any part thereof, as same become due; or (b) fail to pay the taxes or special assessments or charges, or any part thereof, levied upon said property, or assessed against it, by any taxing body before any of such items become delinquent; or (c) fail to keep the property insured; or (d) fail to keep it in reasonable repair as herein required; or (e) fail to perform any of the agreements as herein made or required; then Sellers, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 655 Code of Iowa). Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and/or improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if the Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of lease, and may accordingly be ousted and removed as such as provided by law.

17. FORECLOSURE AND REDEMPTION. If Buyers fail to timely perform this contract, Sellers, at their option, may elect to declare the entire balance immediately due and payable after such notice, if any, as may be required by Chapter 654, The Code. Thereafter this contract may

be foreclosed in equity and the court may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best for the interest of all parties concerned, and such receiver shall be liable to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation.

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Sellers, in such action file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first three (3) months after sale such right of redemption shall be exclusive to the Buyers, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successor in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyers shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code.

18. ATTORNEY'S FEES. In case of any action, or in any proceedings in any Court to collect any sums payable or secured herein, or to protect the lien or title herein of Sellers, or in any other case permitted by law in which attorney's fees may be collected from Buyers, or imposed upon them, or upon the above described property, Buyers agree to pay reasonable attorneys' fees.

19. INTEREST ON DELINQUENT AMOUNTS. Either party will pay interest at the highest legal contract rate applicable to a natural person to the other on all amounts herein as and after they become delinquent, and/or on cash reasonably advanced by either party pursuant to the terms of this contract, as protective disbursements.

20. ASSIGNMENT. In case of the assignment of this contract by either of the parties, prompt notice shall be given to the other parties, who shall at the time of such notice be furnished with duplicate of such assignment by such assignors. Any such assignment shall not terminate the liability of the assignor to perform, unless a specific release in writing is given and signed by the other party to this contract.

21. PERSONAL PROPERTY. If this contract includes the sale of any personal property, then in the event of the forfeiture or foreclosure of this contract, such property shall be considered indivisible with the real estate above described; and any such termination of Buyers' rights in said real estate shall concurrently operate as the forfeiture or foreclosure hereof against all such personal property.

22. CONSTRUCTION. Words and phrases herein, including acknowledgements hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context. See paragraph 11 above, for construction of the word "Sellers."

23. RELEASE OF RIGHTS. Each of the Buyers hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property.

24. LEAD-BASED PAINT NOTICE. If applicable, see attached Disclosure of Information on Lead-Based and/or Lead-Based Paint Hazards.

25. CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

26. SPECIAL PROVISIONS.

Deed to be executed from sellers, Melissa L. Peters and Jody Peters, wife and husband, to purposed purchaser, Corey Brammer and Valerie Brammer, Husband & Wife, as JT w/roc¬TC, to be held in trust at the law offices of McEnroe Law Firm.

I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS CONTRACT.

Dated: January 31, 2009
Signed: January 31, 2009

Executed in duplicate or triplicate

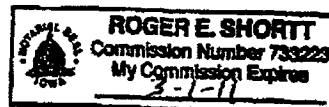
<u>Melissa L. Peters</u>		<u>Corey Brammer</u>
Melissa L. Peters		Valerie Brammer
SELLERS		BUYERS
<u>1541 Milton Ave</u>		<u>2594 Norwood Ave</u>
<u>Des Moines, IA 50314</u>		<u>Des Moines, IA 50222</u>
SELLERS' ADDRESS		BUYERS' ADDRESS

STATE OF IOWA, POLK COUNTY, ss
This instrument was acknowledged before me on January 31, 2009
by, Jody Peters and Melissa L. Peters, husband and wife. Melissa L. Peters

MLP

RED

Roger E. Shortt, Notary Public



Winterset Property Contract Terms
January 5, 2009
Contract Terms - 10 Years with Balloon Payment

Sale Price	99,500.00
Down Pmt %	5%
Down Pmt	4,975.00

Interest Rate	6%
Monthly Pmt	1,000.00
Interest + Principal	133,074.13

Pmt #	Month	Beg Principal	Interest	Principal
1	03/25/09	94,525.00	472.63	527.38
2	04/25/09	93,997.63	469.99	530.01
3	05/25/09	93,467.61	467.34	532.66
4	06/25/09	92,934.95	464.67	535.33
5	07/25/09	92,399.63	462.00	538.00
6	08/25/09	91,861.62	459.31	540.69
7	09/25/09	91,320.93	456.60	543.40
8	10/25/09	90,777.54	453.89	546.11
9	11/25/09	90,231.42	451.16	548.84
10	12/25/09	89,682.58	448.41	551.59
11	01/25/10	89,130.99	445.65	554.35
12	02/25/10	88,576.65	442.88	557.12
13	03/25/10	88,019.53	440.10	559.90
14	04/25/10	87,459.63	437.30	562.70
15	05/25/10	86,896.93	434.48	565.52
16	06/25/10	86,331.41	431.66	568.34
17	07/25/10	85,763.07	428.82	571.18
18	08/25/10	85,191.89	425.96	574.04
19	09/25/10	84,617.85	423.09	576.91
20	10/25/10	84,040.93	420.20	579.80
21	11/25/10	83,461.14	417.31	582.69
22	12/25/10	82,878.44	414.39	585.61
23	01/25/11	82,292.84	411.46	588.54
24	02/25/11	81,704.30	408.52	591.48
25	03/25/11	81,112.82	405.56	594.44
26	04/25/11	80,518.39	402.59	597.41
27	05/25/11	79,920.98	399.60	600.40
28	06/25/11	79,320.58	396.60	603.40
29	07/25/11	78,717.19	393.59	606.41
30	08/25/11	78,110.77	390.55	609.45
31	09/25/11	77,501.33	387.51	612.49
32	10/25/11	76,888.83	384.44	615.56
33	11/25/11	76,273.28	381.37	618.63
34	12/25/11	75,654.64	378.27	621.73
35	01/25/12	75,032.92	375.16	624.84
36	02/25/12	74,408.08	372.04	627.96

37	03/25/12	73,780.12	368.90	631.10
38	04/25/12	73,149.02	365.75	634.25
39	05/25/12	72,514.77	362.57	637.43
40	06/25/12	71,877.34	359.39	640.61
41	07/25/12	71,236.73	356.18	643.82
42	08/25/12	70,592.91	352.96	647.04
43	09/25/12	69,945.88	349.73	650.27
44	10/25/12	69,295.61	346.48	653.52
45	11/25/12	68,642.08	343.21	656.79
46	12/25/12	67,985.29	339.93	660.07
47	01/25/13	67,325.22	336.63	663.37
48	02/25/13	66,661.85	333.31	666.69
49	03/25/13	65,995.16	329.98	670.02
50	04/25/13	65,325.13	326.63	673.37
51	05/25/13	64,651.76	323.26	676.74
52	06/25/13	63,975.02	319.88	680.12
53	07/25/13	63,294.89	316.47	683.53
54	08/25/13	62,611.37	313.06	686.94
55	09/25/13	61,924.42	309.62	690.38
56	10/25/13	61,234.04	306.17	693.83
57	11/25/13	60,540.21	302.70	697.30
58	12/25/13	59,842.92	299.21	700.79
59	01/25/14	59,142.13	295.71	704.29
60	02/25/14	58,437.84	292.19	707.81
61	03/25/14	57,730.03	288.65	711.35
62	04/25/14	57,018.68	285.09	714.91
63	05/25/14	56,303.77	281.52	718.48
64	06/25/14	55,585.29	277.93	722.07
65	07/25/14	54,863.22	274.32	725.68
66	08/25/14	54,137.54	270.69	729.31
67	09/25/14	53,408.22	267.04	732.96
68	10/25/14	52,675.26	263.38	736.62
69	11/25/14	51,938.64	259.69	740.31
70	12/25/14	51,198.33	255.99	744.01
71	01/25/15	50,454.33	252.27	747.73
72	02/25/15	49,706.60	248.53	751.47
73	03/25/15	48,955.13	244.78	755.22
74	04/25/15	48,199.91	241.00	759.00
75	05/25/15	47,440.90	237.20	762.80
76	06/25/15	46,678.11	233.39	766.61
77	07/25/15	45,911.50	229.56	770.44
78	08/25/15	45,141.06	225.71	774.29
79	09/25/15	44,366.76	221.83	778.17
80	10/25/15	43,588.60	217.94	782.06
81	11/25/15	42,806.54	214.03	785.97
82	12/25/15	42,020.57	210.10	789.90
83	01/25/16	41,230.68	206.15	793.85
84	02/25/16	40,436.83	202.18	797.82
85	03/25/16	39,639.01	198.20	801.80
86	04/25/16	38,837.21	194.19	805.81
87	05/25/16	38,031.39	190.16	809.84

88	06/25/16	37,221.55	186.11	813.89
89	07/25/16	36,407.66	182.04	817.96
90	08/25/16	35,589.70	177.95	822.05
91	09/25/16	34,767.65	173.84	826.16
92	10/25/16	33,941.48	169.71	830.29
93	11/25/16	33,111.19	165.56	834.44
94	12/25/16	32,276.75	161.38	838.62
95	01/25/17	31,438.13	157.19	842.81
96	02/25/17	30,595.32	152.98	847.02
97	03/25/17	29,748.30	148.74	851.26
98	04/25/17	28,897.04	144.49	855.51
99	05/25/17	28,041.52	140.21	859.79
100	06/25/17	27,181.73	135.91	864.09
101	07/25/17	26,317.64	131.59	868.41
102	08/25/17	25,449.23	127.25	872.75
103	09/25/17	24,576.48	122.88	877.12
104	10/25/17	23,699.36	118.50	881.50
105	11/25/17	22,817.85	114.09	885.91
106	12/25/17	21,931.94	109.66	890.34
107	01/25/18	21,041.60	105.21	894.79
108	02/25/18	20,146.81	100.73	899.27
109	03/25/18	19,247.55	96.24	903.76
110	04/25/18	18,343.78	91.72	908.28
111	05/25/18	17,435.50	87.18	912.82
112	06/25/18	16,522.68	82.61	917.39
113	07/25/18	15,605.29	78.03	921.97
114	08/25/18	14,683.32	73.42	926.58
115	09/25/18	13,756.74	68.78	931.22
116	10/25/18	12,825.52	64.13	935.87
117	11/25/18	11,889.65	59.45	940.55
118	12/25/18	10,949.10	54.75	945.25
119	01/25/19	10,003.84	50.02	949.98
120	02/25/19	9,053.86	45.27	9,053.86
			33,574.13	99,500.00
				133,074.13

MEANSNO

**U.S. Bankruptcy Court
Southern District of Iowa - Database (Des Moines)
Bankruptcy Petition #: 11-00399-als7**

Assigned to: Judge Anita L. Shodeen
Chapter 7
Voluntary
Asset

Date filed: 02/10/2011
Debtor discharged: 05/17/2011

Debtor

Corey Allan Brammer
1775 Pammel Park Road
Winterset, IA 50273
MADISON-IA
SSN / ITIN: [REDACTED]

represented by **Chira L Corwin**

PO Box 16115
Des Moines, IA 50316
(515) 971-3248
Email: cwcorwin@ yahoo.com
TERMINATED: 04/18/2011

Cynthia A Lange

317 6th Ave
Ste 700
Des Moines, IA 50309
(515) 255-3559
Fax : (515) 243-2433
Email: cynthia@hopelawfirm.com

Trustee

Thomas L. Flynn
666 Walnut Street Suite 2000
Des Moines, IA 50309-3989
(515) 283-4605

U.S. Trustee

United States Trustee
Federal Bldg, Room 793
210 Walnut Street
Des Moines, IA 50309
(515) 284-4982

Filing Date	#	Docket Text
02/10/2011	<u>1</u>	Chapter 7 Voluntary Petition - Case Upload filed by Chira L Corwin on behalf of Corey Allan Brammer. (Corwin, Chira) (Entered: 02/10/2011)
		Debtor Certificate of Budget and Credit Counseling Course

02/10/2011	<u>2</u>	filed by Chira L Corwin on behalf of Corey Allan Brammer. (Corwin, Chira) (Entered: 02/10/2011)
02/10/2011	<u>3</u>	Chapter 7 Statement of Current Monthly Income and Means Test Calculation filed by Chira L Corwin on behalf of Corey Allan Brammer. (Corwin, Chira) (Entered: 02/10/2011)
02/10/2011	<u>4</u>	Employee Income Record filed by Chira L Corwin on behalf of Corey Allan Brammer. (Corwin, Chira) (Entered: 02/10/2011)
02/10/2011		Receipt of Voluntary Petition Chapter 7 - Upload(11-00399-7) [caseupld,upload7] (299.00) Filing Fee. Receipt number 2125632. Fee amount 299.00 (re: Doc # <u>1</u>). (U.S. Treasury) (Entered: 02/10/2011)
02/11/2011	<u>5</u>	Order RE: Duties of Debtors - Chapter 7 (abam) (Entered: 02/11/2011)
02/11/2011	<u>6</u>	Meeting of Creditors - Chapter 7 Individual 341(a) meeting to be held on 03/14/2011 at 09:00 AM at Des Moines Room 783 Federal Building. Last day to oppose discharge or dischargeability is 05/13/2011. (abam) (Entered: 02/11/2011)
02/13/2011	<u>7</u>	BNC Certificate of Mailing No. of Notices: 1. Service Date 02/13/2011. (Related Doc # <u>5</u>) (Admin.) (Entered: 02/13/2011)
02/13/2011	<u>8</u>	BNC Certificate of Mailing - Meeting of Creditors No. of Notices: 18. Service Date 02/13/2011. (Related Doc # <u>6</u>) (Admin.) (Entered: 02/13/2011)
03/14/2011	<u>9</u>	Trustee Report of 341 Meeting (Flynn, Thomas) (Entered: 03/14/2011)
03/25/2011	<u>10</u>	Debtor Financial Management Course Certificate and Official Form 23 Filed by Debtor Corey Allan Brammer. (Corwin, Chira) (Entered: 03/25/2011)
04/06/2011	<u>11</u>	Application for Approval of Employment of Professional on Behalf of the Estate Professional Employed: Thomas L. Flynn, Trustee Attorney. Filed by Trustee Thomas L. Flynn. (Flynn, Thomas) (Entered: 04/06/2011)
		Docket Text Only Order Regarding Trustee Application for Approval of Employment of a Professional (Attorney) on Behalf of the Estate. Having reviewed the application and having determined that it complies with 11 U.S.C. section 327 and Rule 2014(a) of the Federal Rules of Bankruptcy

04/06/2011	12	Procedure, the Court hereby approves the employment pursuant to the terms set forth in the application. As required by any applicable federal rule or statute, the filer shall serve this docket text only order on all appropriate parties (except those parties who will receive notice of electronic filing). This order has been entered on the docket as directed by the Judge assigned to the case. (Related Doc # <u>11</u>). (bkw) (Entered: 04/06/2011)
04/11/2011	<u>13</u>	Amended Schedules D Requiring Filing Fee; Fee Amount \$ 26, Amended Schedules A Filed by Debtor Corey Allan Brammer. (Lange, Cynthia) (Entered: 04/11/2011)
04/11/2011		Receipt of Amended Schedule Requiring Filing Fee(11-00399-als7) [misc,amdschff] (26.00) Filing Fee. Receipt number 2165129. Fee amount 26.00 (re: Doc # <u>13</u>). (U.S. Treasury) (Entered: 04/11/2011)
04/14/2011	<u>14</u>	Notice of and Motion for Compromise or Settlement of Controversy with Brian Gibson; regarding Real Estate Contract and Notice of Bar Date Filed by Trustee Thomas L. Flynn. Objections Due By 05/5/2011. (Attachments: <u>1</u> Real Estate Contract)(Flynn, Thomas) (Entered: 04/14/2011)
04/14/2011	<u>15</u>	Certificate Of Service Filed by Debtor Corey Allan Brammer (RE: related document(s) <u>13</u> Amended Schedule Requiring Filing Fee filed by Debtor Corey Allan Brammer, Amended Schedules). (Lange, Cynthia) (Entered: 04/14/2011)
04/16/2011	<u>16</u>	BNC Certificate of Mailing No. of Notices: 18. Service Date 04/16/2011. (Related Doc # <u>14</u>) (Admin.) (Entered: 04/16/2011)
04/18/2011	<u>17</u>	Notice of Substitution of Attorney. Chira L Corwin withdrawing as attorney for Corey Allan Brammer. Cynthia A Lange appearing as attorney for Corey Allan Brammer. Filed by Cynthia A Lange on behalf of Corey Allan Brammer..(Lange, Cynthia) (Entered: 04/18/2011)
05/05/2011	<u>18</u>	Notice to File Claims Filed by Trustee Thomas L. Flynn. Proofs of Claims due by 8/7/2011. (Flynn, Thomas) (Entered: 05/05/2011)
05/07/2011	<u>19</u>	BNC Certificate of Mailing No. of Notices: 16. Service Date 05/07/2011. (Related Doc # <u>18</u>) (Admin.) (Entered: 05/07/2011)
		Docket Text Only Order Regarding Trustee Notice of Intent to Sell Property (docketed as Trustee Notice of and Motion for Compromise or Settlement of Controversy). There being no

05/13/2011	20	timely objection to the notice, it is hereby Ordered that the notice is approved and the sale shall proceed according to the terms set forth in that document. As required by any applicable federal rule or statute, the filer shall serve this docket text only order on all appropriate parties (except those parties who will receive notice of electronic filing). This order has been entered on the docket as directed by Judge Shodeen. (Related Doc # <u>14</u>). (bkw) (Entered: 05/13/2011)
05/17/2011	<u>21</u>	Order Discharging Debtor - Chapter 7 (related document(s) <u>6</u> Notice of Meeting of Creditors). (auto) (Entered: 05/17/2011)
05/19/2011	<u>22</u>	BNC Certificate of Mailing - Order Discharging Debtor No. of Notices: 16. Service Date 05/19/2011. (Related Doc # <u>21</u>) (Admin.) (Entered: 05/19/2011)
12/08/2011	<u>23</u>	Notice of Surplus Funds Filed by Trustee Thomas L. Flynn (RE: related document(s) <u>18</u> Notice to File Claims filed by Trustee Thomas L. Flynn, Trustee Attorney Thomas L. Flynn). Last Day to File Proof of Claims by 1/11/2012. (Flynn, Thomas) (Entered: 12/08/2011)
12/10/2011	<u>24</u>	BNC Certificate of Mailing No. of Notices: 17. Notice Date 12/10/2011. (Related Doc # <u>23</u>) (Admin.) (Entered: 12/10/2011)

PACER Service Center			
Transaction Receipt			
12/28/2011 13:50:38			
PACER Login:	tf0132	Client Code:	
Description:	Docket Report	Search Criteria:	11-00399-als7 Fil or Ent: filed From: 1/1/1990 To: 12/28/2011 Doc From: 0 Doc To: 99999999 Term: included Headers: included Format: html
Billable Pages:	4	Cost:	0.32