



Document 2013 394

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Date 2/04/2013 Time 4:02 PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT
Recorder's Cover Sheet

Preparer Information:

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information:

Two B Green & Green
2591 Iowa Highway 92
Winterset, IA 50273

✓ **Return Address**

Mark L. Smith
POB 230
Winterset, IA 50273

Grantors:

N/A

Grantees:

N/A

Legal Description: See Attached

Document or instrument number if applicable:



NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Matthew Songer and Tina Houg, POB 47, 235 East Center, Truro, IA 50257

You and each of you are hereby notified:

(1) The written contract dated August 25, 2012, and executed by
Two B Green & Green
as Vendors, and
Matthew Songer and Tina Houg

_____ as Vendees,
(insert recording data) recorded the 29th day of August, 2012, in the office of the
Madison County Recorder, recorded as document reference number
Book 2012, Page 2528 for the sale of the following described real estate:
Lot Six (6) in block five (5) of the Original Town of Truro, Madison County, Iowa

has not been complied with in the following particulars:

- | | | |
|---------------------------------------|----|---------------|
| (a) Down payment (did not clear bank) | \$ | <u>750.00</u> |
| (b) November payment unpaid | \$ | <u>750.00</u> |
| (c) Late payment fee as of 11/9/12 | \$ | <u>48.91</u> |
| (d) | \$ | _____ |

NOTE - Another \$750.00 payment is due 12/1/12 Total \$ 1,548.91

(2) The contract shall stand forfeited unless the parties in default, within 30 days after the completed service of this notice, shall perform the terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

(3) The amount of attorney fees claimed by the Vendors pursuant to Section 656.7 of the Code of Iowa is \$50.00 (not to exceed \$50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

Two B Green & Green

Vendors
(or Successors in Interest)

By Mark L. Smith
Mark L. Smith Their Attorney -

Address: POB 230, Winterset, IA 50273

RETURN OF SERVICE

The within Notice of Forfeiture of Real Estate Contract was received on the 29th day of November, 2012, and I certify that I served the same on the person(s) named below by delivering a copy thereof to said person(s) personally at the time and place set opposite his name:

I certify that I served, on November 29 2012, a Notice of Forfeiture of Real Estate Contract on Tina Houg at 235 East Center Street, Truro, IA 50257, by serving her personally at said address on said date; and, I served Matthew Songer, by serving Tina Houg, a person over 18 years of age and residing at the same address as Matthew Songer, on November 29, 2012, at 235 East Center Street, Truro, IA 50257.

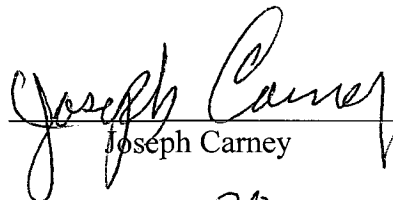
FEES:

Service: \$60.00

MEMO AND AFFIDAVIT OF SERVICE

STATE OF IOWA :
:SS
MADISON COUNTY :

The undersigned, first being duly sworn upon oath, deposes and states that he served the attached notice or document on each of the persons named above by delivering a copy of said notice or document to each of said persons at the time and place set out above opposite their respective names:



Joseph Carney

Subscribed and sworn to before me by Joseph Carney on this 30 day of November, 2012.



Notary Public in and for the State of Iowa

