



Document 2013 3559

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Space above for recording data**

Prepared By: James W. Thornton, ISBA # 15596, 408 SW Third Street, Ankeny, IA 50023 515-964-1825

Return Document To: Jason and Heather Patterson, 1326 NW Shoreline Court, Ankeny, IA 50023

**AFFIDAVIT IN RE  
REAL ESTATE LOCATED IN MADISON COUNTY, IOWA  
DESCRIBED AS FOLLOWS:**

Lot Twenty-three (23) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M, Madison County, Iowa, together with an undivided 1/3 1st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.



STATE OF IOWA, COUNTY OF POLK, ss:

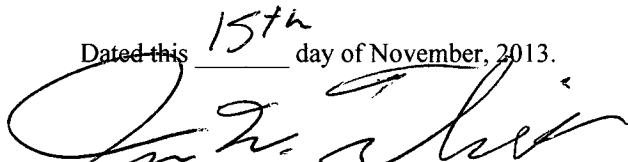
I, James W. Thornton, being first duly sworn on oath, depose and state as follows:

1. I am the Bankruptcy Attorney for Clifford A. Neman and am representing him in a Chapter 11 Bankruptcy Case, Number 13-01171-lmj11, that was filed in the Southern District of Iowa on April 23, 2013.
2. Clifford A. Newman is the Debtor in Possession of this case, so no trustee has been appointed.
3. The above-stated real estate is part of a subdivision of 14 lots that was included on Schedule A of the bankruptcy petition.
4. A motion to sell this real estate was filed with the bankruptcy court on October 18, 2013 and the real estate was specifically listed, and a copy of said motion was electronically served upon all interested parties.
5. The Bankruptcy Judge entered an Order notifying creditors that they had until November 1, 2013, in order to file an objection to the sale of this property, or it would be approved.
6. On October 28, 2013, the US Trustee's office filed an objection to the motion to sell this real estate, indicating that they needed additional information.
7. On November 6, 2013, the US Trustee's office withdrew its objection to the sale of this lot, after being provided additional information.
8. On November 6, 2013, the Bankruptcy Court entered a docket text order approving the sale of this lot by the Debtor in Possession, Clifford Newman.
9. There has been no notice of appeal or request for additional time to appeal the decision entered in this matter.
10. At this time, the Chapter 11 Bankruptcy Plan has been filed in this matter, but not confirmed.

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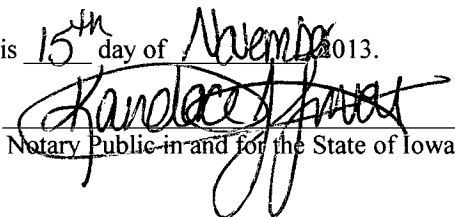
I certify under penalty of perjury and pursuant to the laws of the state of Iowa that the preceding is true and correct. Further Affiant sayeth naught.

Dated this 15<sup>th</sup> day of November, 2013.



James W. Thornton, Attorney for Debtor  
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Ankeny, IA 50023  
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[jim@tchlawnet](mailto:jim@tchlawnet)

SUBSCRIBED AND SWORN TO before me by James W. Thornton this 15<sup>th</sup> day of November 2013.

  
Notary Public in and for the State of Iowa