



Document 2017 2873

Book 2017 Page 2873 Type 03 014 Pages 4

Date 9/13/2017 Time 8:11:53AM

Rec Amt \$22.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



**AFFIDAVIT IN SUPPORT OF FORFEITURE
OF REAL ESTATE CONTRACT**

THE IOWA STATE BAR ASSOCIATION

Official Form No. 176

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Stanford Alexander, 1370 SW Magazine Road, #209, Ankeny, IA 50023

Return Document To: (Name and complete address)

Stanford Alexander, 1370 SW Magazine Road, #209, Ankeny, IA 50023

Grantors:

See Page 2

Grantees:

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**AFFIDAVIT IN SUPPORT OF FORFEITURE
OF REAL ESTATE CONTRACT**

TO WHOM IT MAY CONCERN: STATE OF IOWA, COUNTY OF MADISON, ss:

The undersigned, first being duly sworn upon oath (or upon affirmation) deposes and states:

That the relationship of the undersigned to this transaction appears from the Notice of Forfeiture of Real Estate Contract, hereto attached, together with return(s) of service thereof; which Notice and return(s) are by this reference made a part of this affidavit as fully as if set forth herein; that by reason of such relationship the facts herein stated are within the personal knowledge of such affiant.

That the parties served, as shown by said returns, included all parties in possession of said real estate at the time of service of said notice.

*

That, as shown by such returns, more than 30 days have passed since the service of such Notice.

That the default(s) mentioned in said Notice has/have not been removed nor performed nor paid in any amount by said vendee(s), nor by anyone; and that therefore the terms and conditions as to which there is and has been a default have not been performed within the 30 days mentioned in said Notice, nor at any time by anyone; nor has any sum been offered or tendered by said vendees or anyone; that vendor(s) has/have retaken possession of said real estate following the expiration of said 30 day period.

That the Real Estate Contract mentioned in said Notice specifically provides for the forfeiture of the vendee's(s') rights in such contract in accordance with Code Chapter 656.

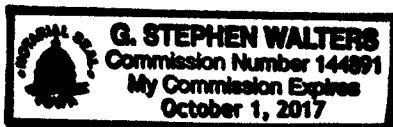
That none of the parties upon whom such Notice of Forfeiture was so served, was at the time of the service of said Notice upon them, or at the time of making this affidavit, in the military service or with the Armed Forces of the United States of America, or are they or any of them in any way entitled to any rights under the Soldiers' and Sailors' Civil Relief Act or similar act or acts amendatory thereof or supplementary thereto.

That this affidavit is made as supporting proof, record and notice, that the contract referred to in said Notice of Forfeiture is now null and void, stands forfeited and canceled and is of no force and effect whatsoever.

Stanford Alexander
Stanford Alexander, Affiant

Signed and sworn to (or affirmed) before me on September 8, 2017, by Stanford Alexander

G. Stephen Walters
Signature of Notary Public



*The space as indicated above, is reserved to conveniently "tailor" for special situations and to set forth facts to sustain notice by publication or for both of such purposes. See Section 656.3; R.C.P. 60, 60.1 and 62.

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Glen D. Cosner and Tammy M. Cosner, formerly Tammy M. Brown, 1235 Quail Ridge Avenue, Van Meter, IA 50261

You and each of you are hereby notified:

(1) The written contract dated November 5, 2012, and executed by Stanford Alexander and Dorothy C. Alexander, as vendors, and Glen D. Cosner and Tammy M. Cosner, formerly Tammy M. Brown, as vendees, recorded the 18th day of January, 2013; in the office of the Madison County Recorder, recorded as document reference number 2013 217, for the sale of the following described real estate:

Lot "A" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, filed on February 2, 1993, in Book 2 on Page 362 in the Office of the Recorder of Madison County, Iowa.

has not been complied with in the following particulars:

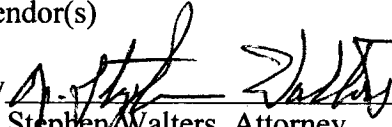
\$700 in rent payable on or before July 1, 2017, is unpaid	\$700.00
Total	\$700.00

(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 (not to exceed \$50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

Stanford Alexander

Dorothy C. Alexander
Vendor(s)

By 
G. Stephen Walters, Attorney
ICIS PIN No: AT0008192
Address: P.O. Box 230, Winterset, IA
50273