



Document 2017 3099

Book 2017 Page 3099 Type 06 009 Pages 4

Date 10/02/2017 Time 11:22:01AM

Rec Amt \$22.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer

Information Mark L. Smith, P.O. Box 230, Winterset, Iowa 50273; 515-462-3731

Return to: Same

ELT39954

3

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :
:SS
MADISON COUNTY :

I, Mark L. Smith, after first being duly sworn upon oath, depose and state as follows:

1. This Affidavit Explanatory of Title concerns the following described real property:

Lot One (1) of Arbor Park, Plat One (1), an Addition to the City of Winterset, Madison County, Iowa.



2. I am an Attorney practicing in Madison County, Iowa, and I handled the Real Estate Forfeiture on this property for Corkrean Development, Inc., against Brad Wheeler and Tammy Emerson-Wheeler.

3. An Affidavit in Support of Forfeiture of Real Estate Contract was filed on August 17, 2017, in Book 2017, Page 2581 of the Recorder's Office of Madison County, Iowa.

4. The Affidavit of Support of Forfeiture of Real Estate Contract showed service on US Attorney Kevin Vanderschel, however, it did not show that a Certified Mailing was also done to the US Attorney General in Washington D.C.

5. Attached hereto is a true and correct copy of the Certified Mailing sent return receipt, showing that it was received on June 12, 2017, by the US Attorney General's Office.

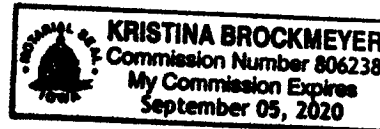
6. I give this Affidavit to clear any cloud that may have been on title to the real estate describe herein as a result of the non-showing of this Certified Mailing.

Mark L. Smith

Mark L. Smith

Subscribed and sworn to before me by the said Mark L. Smith on this 21st day of September, 2017.

Kristina Brockmeyer
Notary Public in and for the State of Iowa





NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Brad Wheeler and Tammy Emerson-Wheeler; U.S. Attorney Kevin Vanderschel

You and each of you are hereby notified:

- The written contract dated May 30, 2014, and executed by Corkrean Development, Inc. as vendors, and Brad Wheeler and Tammy Emerson-Wheeler as vendees, recorded on June 2, 2014, in the office of the Madison County Recorder, recorded as document reference number Book 2014, Page 1274, for the sale of the following described real estate:
Lot One (1) of Arbor Park, Plat One (1), an Addition to the City of Winterset, Madison County, Iowa.

has not been complied with in the following particulars:

(a) Failed to make June 1, 2017, balloon payment	\$ <u>155,358.74</u>
(b)	\$ _____
(c)	\$ _____
(d)	\$ _____
Total	\$ <u>155,358.74</u>

- 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.
- 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.

_____, Vendor

Corkrean Development, Inc., Vendor
(or Successors in Interest)

By Mark L. Smith
Mark L. Smith, Attorney
ICIS PIN No: AT0007354

P.O. BOx 230, Winterset, IA 50273
Address

Chapter 656. The Iowa Code

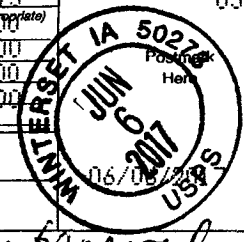
NOTE: If the Fair Debt Collection Practices Act, 15 U.S.C. §§ 1692 et seq., applies to this communication, attach Form No. 172, Notice of Validation of Debt.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

7015 0640 0004 2483 6844

OFFICIAL USE	
Certified Mail Fee \$3.35	0773
\$2.75	05
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$10.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$10.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$0.49	
Total Postage and Fees \$6.59	
Sent To <i>US Attorney General</i>	
Street and Apt. No. or PO Box No. <i>950 Pennsylvania Ave NW</i>	
City, State, ZIP+4® <i>Washington, DC 20530</i>	



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*US Attorney General
 US Dept of Justice
 950 Pennsylvania Ave NW
 Washington, DC 20530*



9590 9401 0015 5071 7432 39

2. Article Number (Transfer from service label)

7015 0640 0004 2483 6844

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Erly Lane* Agent
 Addressee
- B. Received by (Printed Name) *JUN 12 2011* C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery