



Document 2018 2183

Book 2018 Page 2183 Type 06 009 Pages 3  
Date 7/11/2018 Time 10:16:20AM  
Rec Amt \$17.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Prepared by: James W. Mailander, 694 Main Street, Anita, Iowa 50020 (712) 762-3844

✓ Return to: James W. Mailander, 694 Main Street, Anita, Iowa 50020

### AFFIDAVIT

STATE OF IOWA :  
 :ss:  
COUNTY OF CASS :

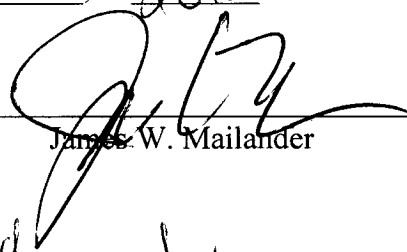
The East 54 feet of Lot One (1), in Block Two (2), of Center Addition to Winterset, Madison County, Iowa.

Also known as 124 E. Filmore Street, Winterset, Iowa 50273

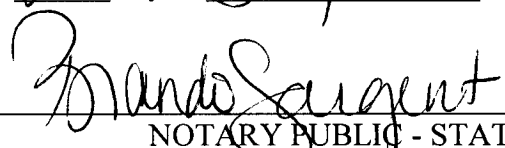
**COMES NOW** the undersigned and being first duly sworn upon oath deposes and states;

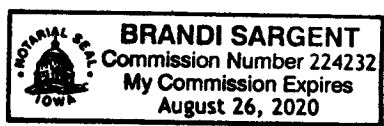
1. Jessica T. McMichael and John R. Butler, hereafter "McMichael & Butler" entered into a Real Estate Contract with T & S Property Services, LLC, hereafter "LLC" dated February 26, 2010 and recorded February 26, 2010 in Book 2010, Page 404.
2. McMichael & Butler defaulted on their payments in March of 2015.
3. McMichael & Butler have not resided at this residence since March of 2015.
4. The undersigned mailed a copy of the Notice of Forfeiture of Real Estate Contract to Jessica T. McMichael and Jon R. Butler at 124 E. Filmore Street, Winterset, Iowa on May 17, 2018.
5. The Notice of Forfeiture of Real Estate Contract was published in the Madisonian News on May 23<sup>rd</sup>, May 30<sup>th</sup> and June 6<sup>th</sup>, 2018. A copy of the Publication Notice is attached hereto.

Dated this 2nd day of July, 202018.

  
\_\_\_\_\_  
James W. Mailander

Subscribed and sworn to before me this 2nd day of July, 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC - STATE OF IOWA



STATE OF IOWA

SS

MADISON COUNTY

AFFIDAVIT OF PUBLICATIONS

TED GORMAN being duly sworn says he is publisher of  
WINTERSET MADISONIAN a once weekly paper of

eral circulation, published in Winterset, Iowa, and that  
notice, a copy which is annexed and made part hereof  
s correctly published in said paper.

or the period 2 consecutive weeks, the last  
ublication thereof being

on the 6 day of June 2018

Ted Gorman

ubscribed and sworn to before me this

7 day of June 2018

Cleota E. Tapken

NOTARY PUBLIC  
In and for Madison County

**Notice Of Forfeiture Of Real Estate Contract**

To: Jessica T. McMichael and John R. Butler

124 E. Filmore, Winterset, Iowa 50273

You and each of you are hereby notified:

1. The written contract dated February 26, 2010, and executed by T & S Property Services, LLC as vendors, and Jessica T. McMichael and John R. Madison County Recorder, recorded as document reference number Book 2010, Page 404, for the sale of the following described real estate:  
The East 54 feet of Lot One (1), in Block Two (2), of Center Addition in Winterset, Madison County, Iowa.  
Also known as 124 E. Filmore Street, Winterset, Iowa 50273  
has not been complied with in the following particulars:  
(1) All past due payments \$29,475.42  
and interest
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 preparing this notice.
3. The amount of attorney fees claimed by the Vendors pursuant to Section 650.7 of the Code of Iowa is \$0.00 (not to exceed \$50,000). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

Total \$29,475.42

Vendor By: Timothy A. Suter, Manager

Member, Vendor (or Successors in Interest)

By: James W. Mailander, Attorney

ICIS PIN No: AT0004942

694 Main Street, PO Box 505

Anita, Iowa 50020

Order 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.

39-41

|     |              |
|-----|--------------|
| Fee | 27.20        |
|     | 18.29        |
| \$  | <u>45.49</u> |
|     | 63.78        |

