



Document 2019 465

Book 2019 Page 465 Type 03 014 Pages 6

Date 2/08/2019 Time 8:13:22AM

Rec Amt \$32.00 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)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Rale Properties, LLC, 701 N. Cedar #19, Jefferson, IA 50129

Return Document To: (Name and complete address)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors:

Jerrold B. Oliver

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.

* Lots One (1), Four (4) and Five (5) of Burdess Subdivision to the City of Patterson, Madison County, Iowa.

Attached hereto, is a printout from the Office of the Iowa Secretary of State showing that Julia Campbell is the Registered Agent for Campbell Construction and Mobile Homes, LLC.

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.

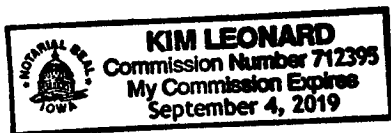
That none of the parties upon whom such Notice of Forfeiture was so served, was at the time of the service of said Notice upon them, or at the time of making this affidavit, in the military service or with the Armed Forces of the United States of America, or are they or any of them in any way entitled 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.

Jerrold B. Oliver
Jerrold B. Oliver, Affiant

Signed and sworn to (or affirmed) before me on February 7, 2019, by Jerrold B. Oliver

Kim Leonard
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:

Campbell Construction and Mobile Homes LLC, 2580 Valley View Avenue, St. Charles, IA 50240

You and each of you are hereby notified:

(1) The written contract dated September 8, 2017, and executed by Rale Properties 1, LC as vendors, and Campbell Construction and Mobile Homes LLC as vendees, a Memorandum of which Contract was recorded December 18, 2018 ; in the office of the Madison County Recorder, recorded as document reference number 2018-4142, for the sale of the following described real estate:

Lots One (1), Four (4) and Five (5) of Burdess Subdivision to the City of Patterson, Madison County, Iowa

has not been complied with in the following particulars:

(a) Failure to pay balance due on Contract 105,000.00

Total 105,000.00

(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 \$ 0.00 (not to exceed \$50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

Rale Properties 1, LC
Vendor(s)
(or Successors in Interest)

By Jerrold B. Oliver
Jerrold B. Oliver, Attorney
ICIS PIN No: AT0005825
Address: 101 1/2 W. Jefferson,
Winterset, IA 50273

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.

MADISON COUNTY SHERIFF'S OFFICE

JASON BARNES, SHERIFF
1012 N John Wayne Drive, Box 517
WINTERSET, IA 50273

INVOICE

Date: 01/14/2019

(515) 462-3575

To: JERRY OLIVER
JORDAN OLIVER WALTERS SMITH
PO BOX 230
WINTERSET, IA 50273

Case Information:

RALE PROPERTIES LLC VS CAMPBELL VS CAMPBELL CONSTRUCTION AND MOBILE HOMES LLC AND LORRAMIE CAMPBELL	Case Number: 18NOTICE014 Civil Number: 19-000016 Date Received: 01/10/2019 @ 11:52
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Processes:

- NOTICE TO QUIT**
- NOTICE OF NONPAYMENT**
- NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT**

Party Served	Date	Service Fee	Mileage	Copies	Other Fees	Total
CAMPBELL, JULIA 2580 VALLEYVIEW AVE, SAINT CHARLES, IA 50240	01/13/2019	30.00	27.84	1.50	0.00	59.34

Total Fees:	59.34
Total Payments:	0.00
Amount Due:	59.34

*pd
1-14-19*

Due upon Receipt

Please Return with your Remittance

Case Number: **18NOTICE014**
Civil Number: **19-000016**
Date Invoiced: **1/14/2019**
Amount Due: **59.34**

19000016

Return of Substitute Service
IN THE IOWA COURT IN AND FOR MADISON COUNTY

RALE PROPERTIES LLC
VS
CAMPBELL CONSTRUCTION AND MOBILE HOMES LLC

Case Number: **18NOTICE013**
Civil Number: **18-000389**
Date Received: **12/20/2018 @ 13:33**
Date Printed: **01/15/2019 @ 9:34**

STATE OF IOWA
MADISON COUNTY

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I hereby certify that I served a copy of:

NOTICE TO QUIT
NOTICE OF NON PAYMENT OF RENT
NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

To: **CAMPBELL,LORRAMIE at 2580 VALLEYVIEW AVE, SAINT CHARLES, IA 50240**

on **12/20/2018 @ 15:50** Type of Service: **PERSONAL**

By substitute service on:

CAMPBELL,KRISTINA at 2580 VALLEYVIEW AVE SAINT CHARLES IA 50240

Relationship/Title: **SPOUSE** Legal Age:

Remarks:

Fees:

Service Fees:	0.00
Mileage:	0.00
Copies:	0.00
Total:	0.00

JASON BARNES, SHERIFF
MADISON COUNTY

By: IS/ DEPUTY RYNE LITTLE

Paid By: **JORDAN OLIVER WALTERS SMITH**

Date: **01/04/2019**

Check #: **96037**

Business Entity Summary

- [Summary](#)
- [Address](#)
- [Agent](#)
- [Filings](#)
- [Names](#)
- [Officers](#)
- [Stock](#)
- [Search Again](#)

[Print Certificate of Existence](#)

Searched: **campbell construction**

Business No.	Legal Name	Status
551842	CAMPBELL CONSTRUCTION AND MOBILE HOMES LLC	Active
Type	State of Inc.	Modified
Legal	IA	No
Expiration Date	Effective Date	Filing Date
PERPETUAL	7/31/2017	7/31/2017
Chapter		
CODE 489 DOMESTIC LIMITED LIABILITY COMPANY		

Names (Viewing 1 of 1)

Type	Status	Modified	Name
Legal	Active	No	CAMPBELL CONSTRUCTION AND MOBILE HOMES LLC

Registered Agent or Reserving Party

Full Name	
JULIA CAMPBELL	
Address	Address 2
2580 VALLEVIEW AVE	
City, State, Zip	
SAINT CHARLES , IA, 50240	

Home Office

Full Name	
Address	Address 2
City, State, Zip	