

Recorded: 7/9/2019 at 9:04:37.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 1770

This Affidavit prepared by and return to: Erika L. Allen, 630 G Avenue, Grundy Center, Iowa 50638, (319) 824-6951

AFFIDAVIT

STATE OF IOWA)
) SS:
GRUNDY COUNTY)

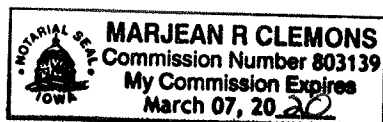
I, Erika L. Allen, being first duly sworn do affirm and state that I represented GNB Bank, formerly known as First State Bank, Manchester, Iowa, concerning the alternative non-judicial foreclosure agreement concerning Beverly A. Reisner-Cirksena, all as set forth in that one certain Agreement dated the 20th day of March, 2019, and recorded in Book 2019 at Page 818 of the records of the Delaware County Recorder. I further state that more than 30 days has elapsed from the date of mailing Notice to Dupaco at 3999 Pennsylvania Avenue, Dubuque, IA 52002 on June 6, 2019. Dupaco Community Credit Union did not exercise their rights of redemption so that title to the following described real estate situated in Delaware, Iowa, to-wit:

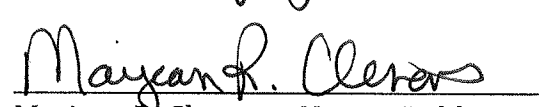
The North fifty (50) feet of the South seventy-two (72) feet of the West one-half (W1/2) of Lot Twenty-six (26) of A.R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15 L.D., Page 410 of the records of the Delaware County Recorder,

is now confirmed in GNB Bank, formally known as First State Bank, Manchester, Iowa.


Erika L. Allen

Subscribed and sworn to before me this 8th day of July, 2019.




Marjean R. Clemons, Notary Public
in and for the State of Iowa.

NOTICE

TO: JUNIOR LIENHOLDERS UNDER ALTERNATIVE NON-JUDICIAL VOLUNTARY
PROCEDURE AS SET FORTH IN SECTION 654.18 OF THE 2017 CODE OF IOWA

**Dupaco Community Credit Union, 3999 Pennsylvania Avenue, Dubuque, IA
52002**

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that an Agreement has been executed between Beverly A. Reisner-Cirksena and GNB Bank (Mortgagee), by the terms of which the Administrator of said Estate has elected to convey to GNB Bank in satisfaction of her first mortgage lien the following described real estate situated in Black Hawk County, Iowa, to-wit:

The North fifty (50) feet of the South seventy-two (72) feet of the West one-half (W1/2) of Lot Twenty-six (26) of A. R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15 L.D., Page 410 of the Records of the Delaware County Recorder,

This Notice is provided to you as a junior lienholder, as of the date of said conveyance (October 15, 2008) by certified mail, pursuant to the provisions of Section 654.18 of the 2017 Code of Iowa, to inform you of your right to redeem the above described real property within thirty (30) days of the date of mailing this Notice.

The amount necessary to redeem the above described property is \$46,591.57 in principal plus interest to July 8, 2019, in the amount of \$2,492.33 for a total of \$49,083.90 plus per diem interest in the amount of \$7.02.

YOU ARE FURTHER NOTIFIED that unless you exercise the right of redemption within thirty (30) days of the date of mailing of this Notice, your lien upon the above described real property will be terminated and foreclosed.

Heronimus, Schmidt, Allen, Schroeder & Geer

By: 
Erika L. Allen
630 G Avenue, Box 365
Grundy Center, Iowa 50638

Attorneys for GNB Bank

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

OFFICIAL USE

9170 2290 0001 3069 0419

Certified Mail Fee	3.50
Extra Services & Fees (check box, add fees as appropriate)	
☒ Return Receipt (hardcopy)	\$ 2.80
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	50
Total Postage and Fees	6.80
Sent To	Dupaco Corporate Headquarters
Street and Apt. No., or PO Box No.	3999 Pennsylvania Avenue
City, State, ZIP+4 [®]	Dubuque, IA 52002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

IS, SCHMIDT, ALLEN, SCHROEDER & GBER

ATTORNEYS AT LAW

630 G AVENUE

P.O. BOX 365

GRUNDY CENTER, IOWA 50638

Dupaco Community Credit Union
3999 Pennsylvania Avenue
Dubuque, IA 52002

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:

Dupaco Corporate Headquarters
3999 Pennsylvania Avenue
Dubuque, IA 52002



9590 9402 1664 6053 3413 33

2. Article Number (Transfer from service label)

7018 2290 0001 3069 0419

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Maddie Boethner* ☒ Agent ☐ Addressee

B. Received by (Printed Name)

Maddie Boethner

C. Date of Delivery

*6-10-19*D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING®



9590 9402 1664 6053 3413 33

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

Erika L. Allen
Heronimus, Schmidt, Allen, Schroeder &
Geer
P.O. Box 365
Grundy Center, IA 50638

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

