

BK: 2026 PG: 2762
Recorded: 9/15/2026 at 3:28:51.0 PM
Pages 11
County Recording Fee: \$62.00
Iowa E-Filing Fee: \$4.16
Combined Fee: \$66.16
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Christina I. Thompson, 535 E Army Post Rd., Des Moines, IA 50315. 515-287-7000
Send tax statements to: Estate of Beatrice J. Wilcoxson, c/o Zachary Royster, 1907 Pitzer Rd., Earlham, IA 50072.
Return document to: Christina I. Thompson, 535 E Army Post Rd., Des Moines, IA 50315.



AFFIDAVIT IN SUPPORT OF FORFEITURE OF REAL ESTATE CONTRACT

TO WHOM IT MAY CONCERN: STATE OF IOWA, COUNTY OF POLK

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

The undersigned is the attorney of record for the Estate of Beatrice Joye Wilcoxson a/k/a Joye H. Wilcoxson. The estate is open for probate in Madison County under case number ESPR013644 and Zachary Royster is the duly appointed Administrator of the estate.

A Notice of Forfeiture of Real Estate contract, hereto attached with returns of service thereof, was served on the contract vendees by the Madison County Sheriff via personal service to Karen L. Davis on July 27, 2026. The contract subject to forfeiture was recorded on September 7, 2012 at Book 2012, Page 2641, as document 2012 2641 in the Books and Records of the Madison County Recorder.

Delbert L. Davis died on September 20, 2012 as shown by the attached obituary. I personally searched Iowa Courts online and was not able to find an estate for Delbert L. Davis and more than five years have elapsed since his death. Karen L. Davis and Delbert L. Davis were listed as joint tenants with rights of survivorship on the original real estate contract recorded at Book 2012 page 2641 of the books and records of the Madison County Recorder.

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. The Estate of Beatrice J. Wilcoxson is now in sole possession of the subject real estate.

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

That the default mentioned in said Notice has 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 has 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.

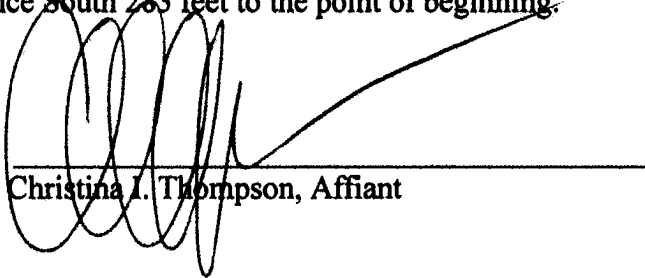
That none of the parties upon whom such Notice of Forfeiture was so served, was at the time of the service of said Notice upon them, or at the time of making this affidavit, in the military service or with the Armed Forces of the United States of America, or are they or any of them in any way entitled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

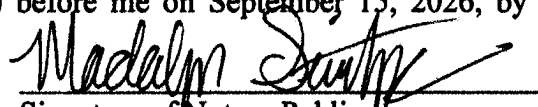
The legal description for the subject property is as follows:

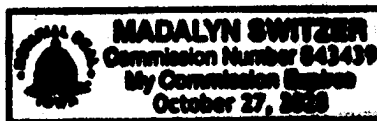
A tract of land to wit: Commencing at a point 190 feet North of the Southwest corner of the Southwest Quarter (1/4) of Section Fifteen (15), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence North 66 feet, thence East 110 feet, thence South 66 feet, thence West 110 feet to the point of beginning, AND

A tract of land commencing 256 feet North of the Southwest corner of Section Fifteen (15) in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence East 110 feet, thence North 283 feet, thence West 110 feet, thence South 283 feet to the point of beginning.


Christina I. Thompson, Affiant

Signed and sworn to (or affirmed) before me on September 15, 2026, by Christina I. Thompson.


Signature of Notary Public





NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Estate of Delbert L. Davis, c/o Karen L. Davis, 515 E Court Ave, Winterset, IA 50273
Karen L. Davis, 515 E Court Avenue, Winterset, IA 50273

You and each of you are hereby notified:

1. The written contract dated August 24, 2012, and executed by Estate of Beatrice Joyce Wilcoxon as vendors, and Delbert L. Davis and Karen L. Davis as vendees, recorded on September 7, 2012; in the office of the Madison County Recorder, recorded in Book 2012 at Page 2641, for the sale of the following described real estate:

A tract of land to wit: Commencing at a point 190 feet North of the Southwest corner of the Southwest Quarter (¼) of Section Fifteen (15), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence North 66 feet, thence East 110 feet, thence South 66 feet, thence West 110 feet to the point of beginning, AND A tract of land commencing 256 feet North of the Southwest corner of Section Fifteen (15) in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence East 110 feet, thence North 283 feet, thence West 110 feet, thence South 283 feet to the point of beginning.

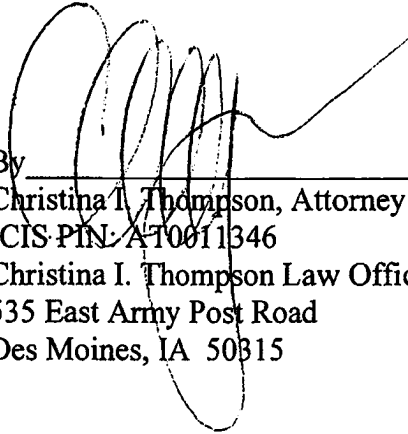
has not been complied with in the following particulars:

1. Failure to keep the property in reasonable repair
2. Failure to make required contractual payments as follows:

a) Unpaid Yearly Payments (2020 to 2026)	\$6,000.00
b) Unpaid Monthly Payments (2021 to 2026)	\$4,334.76
c) Unpaid Real Estate Taxes and Tax Sale Redemption	\$1,866.00
Total	\$12,200.76

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

Estate of Beatrice Joye Wilcoxon
Successor in Interest to Vendor



By _____
Christina I. Thompson, Attorney
ICIS PIN: AT0011346
Christina I. Thompson Law Office
535 East Army Post Road
Des Moines, IA 50315

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

ESTATE OF BEATRICE JOYE WILCOXON
VS
EASTATE OF DELBERT L DAVIS

Case Number: **26NOTICE011**
Civil Number: **26-000229**
Date Received: **07/21/2026 @ 14:22**
Date Printed: **08/28/2026 @ 10:47**

STATE OF IOWA
MADISON COUNTY

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I hereby certify that I served a copy of:

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

To: **ESTATE OF DELBERT L. DAVIS at 515 E COURT AVE, WINTERSET, IA 50273**
on **07/27/2026 @ 19:26** Type of Service: **PERSONAL**
Remarks: **KAREN DAVIS SERVED**

Fees:

Service Fees:	30.00
Mileage:	7.60
Copies:	1.50
Total:	39.10

JASON BARNES, SHERIFF
MADISON COUNTY

By: **/s/ DEPUTY EVAN KOFOID**

Paid By: **PHIL WATSON P.C.**
Date: **08/06/2026**
Check #: **51597**

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Case Number: **26NOTICE011**
Civil Number: **26-000229**
Date Received: **07/21/2026 @ 14:22**
Date Printed: **08/28/2026 @ 10:47**

STATE OF IOWA
MADISON COUNTY

}

I hereby certify that I served a copy of:

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

To: **DAVIS,KAREN LEIGH at 515 E COURT AVE, WINTERSET, IA 50273**
on **07/27/2026 @ 19:26** Type of Service: **PERSONAL**
Remarks:

Fees:

Service Fees:	20.00
Mileage:	0.00
Copies:	1.50
Total:	21.50

JASON BARNES, SHERIFF
MADISON COUNTY

By: **/SI/ DEPUTY EVAN KOFOID**

Paid By: **PHIL WATSON P.C.**
Date: **08/06/2026**
Check #: **51597**



Legacy



Davis / Delbert Davis



Delbert Lynn Davis

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Delbert Davis Obituary

Published by Legacy Remembers on Sep. 20, 2012.

Delbert Lynn Davis, 64, of Earlham, Iowa passed away Thursday, September 20, 2012 at the Veterans Hospital in Des Moines. A graveside service will be held at 11:00 A.M. Tuesday at the Iowa Veterans Cemetery in Van Meter. We will be gathering at the cemetery at 10:30 A.M. Tuesday. Memorial contributions may be made to the Delbert Davis Memorial Fund in care of Johnson Family Funeral Home. Online condolences may be left at www.johnsonfamilyfuneralhome.com. Delbert was born August 5, 1948 in Des Moines, Iowa to Delbert Otis and Twila Adean Reddick Davis. He grew up in Des Moines and graduated from Roosevelt High School with the class of 1967. In 1969, Delbert enlisted into the United States Army serving during the Vietnam era. He was honorably discharged in 1971. He was united in marriage to Karen Brown on July 18, 1970 in Alexandria, Virginia and together they became the proud parents of four children Mathew, Anna, Thomas and Warren. After their marriage they lived in Colorado, Woodward, Perry, Adair, Lenox, Clearfield where, Delbert worked as a bus driver for the school system before making their home in rural Earlham. Delbert worked as a carpenter, Iowa Power and Light and as an over the road truck driver. He enjoyed reading the Holy Bible, trucking and tractors, but most of all he enjoyed spending quality time with his family and friends. He is preceded in death by his parents, Delbert and Twila Davis, two children, Mathew Lynn and Anna Leigh, one grandson, Austin Drake Davis and his father-in-law, Thomas W. Brown. Delbert leaves behind to cherish his memory, his beloved wife, Karen, his children, Thomas (Anzela) Davis and Warren (Jennifer) Davis; sister, Rhonda (Dale) Baedke, mother-in-law, Sophia Irene Brown, sister-

Send Flowers

Share

Johnson Family Funeral Home and Cremation Service of Earlham, IA

To plant trees in memory, please visit the Sympathy Store.

Davis Pages
Find more records

Sign Delbert Davis's Guest Book

Add a memory ...



How you can show support



Follow
Get email updates whenever changes are made.

→

Send flowers
Consider sending flowers.

→

Add photos
Share their life with photos and videos.

→

Plant trees
Plant a tree for planting trees in their memory.

→

Donate in I
Make a donation in their name.

0 Entries

Be the first to post a memory or condolences.

Make a Donation in Delbert Davis's name

Donate in Memory of a Loved One

Search for a charity

Limited Time

\$450

Explore your options

Learn more about a HELOC

VISIT

How to support Delbert's loved ones

- Attending a Funeral: What to Know**
[Read more](#)
- Should I Send Sympathy Flowers?**
[Read more](#)
- What Should I Write in a Sympathy Card?**
[Read more](#)
- Poems of Mourning and Comfort**
[Read more](#)

[View All](#)

Resources to help you cope with loss



How to Cope With Grief

Information and advice to help you cope with the death of someone important to you.

[Read more](#)



Estate Settlement Guide

If you're in charge of handling the affairs for a recently deceased loved one, this guide offers a helpful checklist.

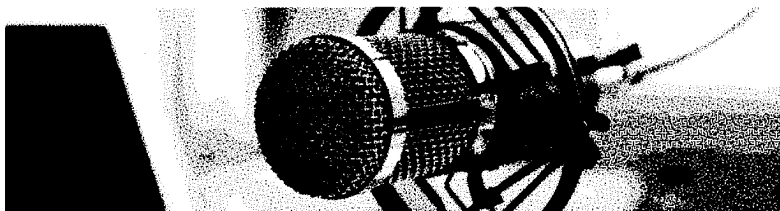
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How to Write an Obituary

Need help writing an obituary? Here's a step-by-step guide...

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Obituaries, grief & privacy: Legacy's news editor on NPR podcast

Legacy's Linnea Crowther discusses how families talk about causes of death in the obituaries they write.

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Ways to honor Delbert Davis's life and legacy



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Janice McNair (1936 - 2026)

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Scott Bryce (1958 - 2026)

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Pat Oliphant (1935 - 2026)

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More ways to support the family

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Show your sympathy by sending flowers.

[Send Your Arrangement](#)



Plant a tree in memory of Delbert.

[Choose Your Tree](#)



Dedicate a star in Delbert's name.

[Name a Star](#)



Donate to charity in honor of Delbert.

[Make a Donation](#)

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