

Public Notice

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT To Contract Vendee and Parties in Possession:

April Rose Macpherson
355 E 12th Street, Apt. 7
Garner, IA 50438

Dontau Smith
490 W 5th Street
Garner, Iowa 50438

Parties in Possession
490 W 5th Street
Garner, Iowa 50438

You and each of you are hereby notified:

1. This notice relates to a Real Estate Contract Installments, dated 2-1-16, and executed by Richard A. Wille, as Vendor, and by Dontau Tahrel Smith, a single person, and April Rose Macpherson, a single person, as Vendees, recorded on 2-19-16, in the office of the Hancock County Recorder as document number 16-0312. This Real Estate Contract was conveyed from Richard A. Wille to Alexander J. Yohn, by way of a Quit Claim Deed filed with the Hancock County Recorder on March 31, 2021, as document #21-0686.

2. The real property that is the subject of this notice, and of the Real Estate Contract described above, is locally-known as 490 W 5th Street, Garner, Iowa 50438, and legally-described as:

The West Half (W 1/2) of Lots Seven (7) and Eight (8), in Block Three (3), in West Side Addition to the Town of Garner, Iowa.

3. The Real Estate Contract described above, has not been complied with in the following particulars:

Description.....	Amount
Past due principal payments, plus accrued interest, as of 2-8-21	\$15,418.23
Property tax payment and insurance	\$1,286.30
Total Owed:.....	\$16,704.53

4. 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.

5. The amount of attorney fees claimed by Vendors pursuant to Iowa Code _656.7 is \$50.00. Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

Dated 4-8-21

Alexander J. Yohn

VENDOR

By James A. Wetterling

275 State Street

Garner, Iowa 50438

641-923-4112

ATTORNEY FOR VENDOR

Published in The Leader on
Wednesday, April 21, April 28
and May 5, 2021