

BK: 2026 PG: 256
Recorded: 1/26/2026 at 10:55:16.0 AM
Pages 6
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**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)

Jason Springer, 148 W. 2nd Street, Madrid, IA 50156 Phone: (515) 419-1471

Taxpayer Information: (name and complete address)

MRL Enterprises, LLC, 695 N.E. 54th Ave, Des Moines, IA 50313

Return Document To: (name and complete address)

Jason Springer, 148 W. 2nd Street, Madrid, IA 50156

Grantors:

RICHARD DAVIS

PAIGE DAVIS

PARTIES IN POSSESSION

Grantees:

MRL ENTERPRISES, LLC

Legal Description:

Lot 4 and the West Half of Lot 3 in Block 3 of the Original Town of Truro, Madison County, Iowa.

Document or instrument number of previously recorded documents: Book 2019 and Page 2488

AFFIDAVIT IN SUPPORT OF FORFEITURE OF REAL ESTATE CONTRACT

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

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 Richard Davis, Paige Davis, and Parties in Possession were served on December 26, 2025 as shown by the attached Affidavit of Services.

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 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 retaken possession of said real estate following the expiration of said 30 day period.

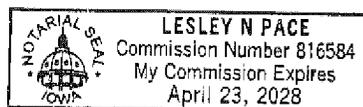
That the Real Estate Contract mentioned in said Notice specifically provides for the forfeiture of the vendee's(s') rights in such contract in accordance with Code Chapter 656.

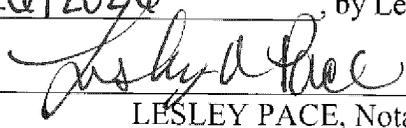
That none of the parties upon whom such Notice of Forfeiture was so served, was at the time of the service of said Notice upon them, or at the time of making this affidavit, in the military service or with the Armed Forces of the United States of America, or are they or any of them in any way entitled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


Jason Springer, Attorney for MRL ENTERPRISES, LLC, Affiant

Signed and sworn to (or affirmed) before me on 1/26/2026, by Lesley Pace.




LESLEY PACE, Notary Public
Notary Public in and for the State of Iowa.



NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Richard Davis, Paige Davis and Parties in possession, 120 North St E, Truro, IA 50257

You and each of you are hereby notified:

1. The written contract dated March 2, 2019, and executed by MRL Enterprises, LLC as vendors, and Richard Davis and Paige Davis, as vendees, recorded on August 12, 2019; in the office of the Madison County Recorder, recorded as document reference number Book 2019 and Page 2488, for the sale of the following described real estate:

Lot 4 and the West Half of Lot 3 in Block 3 of the Original Town of Truro, Madison County, Iowa.

has not been complied with in the following particulars:

a)	Sept, 2025 Payment and Late Fee	\$310.75
b)	October, 2025 Payment and Late Fee	\$530.76
c)	November, 2025 Payment and Late Fee	\$530.76
d)	July, 2025 Payment and Late Fee	\$530.76
e)	March, 2025 Taxes	\$611.00
f)	Hazard Insurance for this Property	

Total \$2,514.04

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.

/s/ Randy Rudolf
Randy Rudolf, Member-Manager, MRL
Enterprises, LLC
Vendor(s)
(or Successors in Interest)

By: /s/ Jason Springer
Jason Springer, Attorney
Springer Law Firm P.L.L.C.
148 W. 2nd Street Suite 4
Madrid, IA 50156
jason@springerlf.com

AFFIDAVIT OF SERVICE

Case:	Court:	County:	Job: 14922963
Plaintiff / Petitioner: MRL Enterprises, LLC		Defendant / Respondent: Richard Davis, et al	
Received by: Compass Delivery		For: Springer Law Firm P.L.L.C.	
To be served upon: Parties in Possession			

I, Steve Steil, being duly sworn, depose and say: I am over the age of 18 years and not a party to this action, and that within the boundaries of the state where service was effected, I was authorized by law to make service of the documents and informed said person of the contents herein

Recipient Name / Address: Paige Davis, 120 North St E, Truro, Iowa
 Manner of Service: Substitute Service - Abode, Dec 26, 2025, 10:30 am CST
 Documents: Notice of Forfeiture of Real Estate Contract

Additional Comments:

1) Successful Attempt: Dec 26, 2025, 10:30 am CST at 120 North St E, Truro, Iowa received by Paige Davis. Age: 35; Ethnicity: Caucasian; Gender: Female; Weight: 130; Height: 5'6"; Hair: Brown;

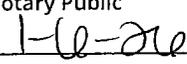
Fees: \$30.00

Subscribed and sworn to before me by the affiant who is personally known to me.



 Steve Steil 1/6/2026
 Date



 Notary Public

 Date Commission Expires

Compass Delivery
 974 73rd Street Ste. 8
 West Des Moines, Iowa 50265
 5152886767

