



Document 2026 2942

Book 2026 Page 2942 Pages 9
Date 10/01/2026 Time 9:46:06AM
Rec Amt \$47.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

AFFIDAVIT IN SUPPORT OF FORFEITURE OF REAL ESTATE CONTRACT

Recorder's Cover Sheet

Preparer Information:

Name: D&D Construction of Iowa, Inc
Address: 414 Wilson St Ste 101, Van Meter, IA 50261

Phone: 515-996-8011

Taxpayer Information:

Name: D&D Construction of Iowa, Inc
Address: 414 Wilson St Ste 101, Van Meter, IA 50261

Phone: 515-996-8011

Return Document To:

Name: D&D Construction of Iowa, Inc
Address: 414 Wilson St Ste 101, Van Meter, IA 50261

Phone: 515-996-8011

Grantor:

Name: D&D Construction of Iowa, Inc
Address: 414 Wilson St Ste 101, Van Meter, IA 50261

Phone: 515-996-8011

Grantee:

Name: AJH Holdings 2, LLC

Document name: AFFIDAVIT IN SUPPORT OF FORFEITURE OF REAL ESTATE CONTRACT

Contract Recorded: Book 2022 Page: 1622
Legal Description:

County of Madison, State of Iowa, to-wit:

Lot Eight (8) and the South Thirty-four (34) feet of Lot Seven (7) in Block One (1) of Atkinson's First Addition to the Original Town of Truro (formerly Ego), Madison County, Iowa Locally know as: 310 Atkinson South, Truro, Iowa

PIN: 890000501070000

AFFIDAVIT IN SUPPORT OF FORFEITURE OF REAL ESTATE CONTRACT

TO WHOM IT MAY CONCERN:

STATE OF IOWA, COUNTY OF MARION

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

That the relationship of the undersigned to this transaction appears from the Notice of Forfeiture of Real Estate Contract attached hereto, 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 fact herein stated are within the personal knowledge of such affiant.

That the parties served included all parties, as shown by said returns, included all parties in possession of said real estate at the time of service of said notice

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

That the default(s) mentioned in said Notice have not been removed, performed, or paid in any amount by the vendee(s) or anyone acting for them. 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: the vendor(s) (has)(have) retaken possession said real estate following the expiration of said 30 day period.

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

That none of the parties upon whom such Notice of Forfeiture was so served, was at the time of this service of said Notice upon them, or at the time of making this affidavit, were in military service or with the Armed Forces of the United States of American, or are they or any of them in any way entitled to rights under the Soldiers' and Sailors' Civil Relief Act or similar 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 cancelled and is of no force and effect whatsoever. and is of no force or effect.

Dan He

10-24

D&D Construction

Affiant

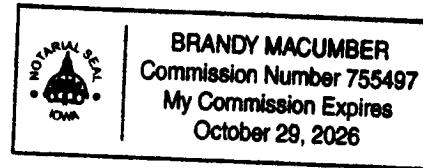
Notary Acknowledgment:

Signed and sworn before me on the 1 day of 10, 20

By Brandy Macumber

Notary Public: Madison Co., Iowa

My Commission Expires: 10/29/2026



Iowa Code Chapter 656

Prepared by: D&D Construction
414 Wilson St, Suite 101
Van Meter, IA 50261
Phone: 515-996-8011

Taxpayer: AJH Holdings 2, LLC
PO Box 57397
Des Moines, IA 50317

Return Address: D&D Construction
414 Wilson St, Suite 101
Van Meter, IA 50261

Title: NOTICE OF FORFEITURE OF REAL ESTATE INSTALLMENT CONTRACT
Iowa Code Chapter 656

Grantor (Seller): D&D Construction

Grantee (Buyer): AJH Holdings 2, LLC

Legal Description: S 34' LOT 7& ALL LOT 8 Block 1 ATKINSON'S ADDITION commonly known as 310 Atkinson S, Truro, Iowa 50257 Madison County

Parcel Identification Number (PIN): 890000501070000

7019 1640 0001 4492 0758

U.S. Postal Service TM	
CERTIFIED MAIL [®] RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
Truro, IA 50261	
OFFICIAL USE	
Certified Mail Fee	\$5.55
Extra Services & Fees (check box, add fee as indicated)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.82
Total Postage and Fees	\$6.37
Sent To	Parties in Possession
Street and Apt. No., or PO Box No.	310 Atkinson S.
City, State, ZIP+4	Truro IA 50257

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

NOTICE OF FORFEITURE OF REAL ESTATE INSTALLMENT CONTRACT

Iowa Code Chapter 656

From: D&D Construction

414 Wilson St, Suite 101

Van Meter, IA 50261

To: AJH Holdings 2, LLC

PO Box 57397

Des Moines, IA 50317

And All Parties in Possession 310 Atkinson S Truro, Iowa 50257

Property Under Contract

This Notice concerns the following real estate property currently held under contract with AJH Holdings 2, LLC which was recorded: **2022-1022 (2022-04-07)**

- 1. 310 Atkinson S, Truro, Iowa 50257 Contract Commencement Date: May 1, 2022
Contract Maturity Date: May 1, 2027**

Default

You are in default under the terms of the real estate installment contract for the above property due to **non-payment of the amounts due on July 1, 2026 and August 1, 2026.**

The total amount required to cure the default is \$1,567.02.

This amount must be paid in full to D&D Construction at the address listed above.

30-Day Right to Cure

(Iowa Code §656.2)

You are hereby notified that you have **30 days** from the date of **completed service** of this Notice to cure the default by paying the full amount due.

If you fail to cure the default within the 30-day period:

- All your rights in the property will be **terminated**
- You will lose all interest in the property
- Possession will revert to the seller
- An **Affidavit of Forfeiture** will be recorded with the county recorder

This action is authorized ~~under~~ **Iowa Code Chapter 656**.

Payment Instructions

Payment must be delivered to:

D&D Construction 414 Wilson St, Suite 101 Van Meter, IA 50261

You may also contact **PLS Investments / D&D Construction** at: **515-996-8011**

Statement Required by Iowa Law

If you do not cure the default within 30 days after service of this Notice, **the contract will stand forfeited and terminated**, and you will lose all rights in the property.

D&D Construction

Authorized Agent

Date: 4/3/2016

Prepared by: D&D Construction
414 Wilson St, Suite 101
Van Meter, IA 50261
Phone: 515-996-8011

Taxpayer: AJH Holdings 2, LLC
PO Box 57397
Des Moines, IA 50317

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Parcel Identification Number (PIN): 890000501070000

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Des Moines, IA 50317

Certified Mail Fee \$15.55

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.82

Total Postage and Fees \$6.37

Sent To **AJH Holdings 2, LLC** USPS

Street and Apt. No., or PO Box
Box 57397

City, State, ZIP+4®
Des Moines IA 50317

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0001 4492 0772

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D&D Construction

Authorized Agent

Date: 4/3/2016