



Invoice# : 65687

Friday, May 20, 2022

Timothy A Huskey
1314 Turner
Jonesboro, AR 72401-4295

Subject: 1314 Turner, Jonesboro, AR 72401

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 6/21/2022.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

Should you have any question about this process, please call the Code Enforcement Office at 870-933-4658.

Thank you,

Scott Roper
Director of Code Enforcement
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401
Phone: 870-933-4658



IN THE CIRCUIT COURT OF CRAIGHEAD COUNTY, ARKANSAS

AFFIDAVIT OF STATUTORY LIEN

I, Scott Roper, being duly sworn, depose and say as follows:

- 1.) My name is Scott Roper. I am the Director of Code Enforcement for Jonesboro, Arkansas ("the City"), and as such I am authorized to make this Affidavit of Statutory Lien.
- 2.) On 4/18/2022, a Notice to Comply was mailed to Timothy A Huskey, at 1314 Turner, Jonesboro, AR 72401-4295. Due to the Owner's failure to abide by the notice within the required time, the City took corrective action as was necessary, or the City caused as much of the work as was left undone by the Owner at the expiration of the time allowed. An itemized account of this indebtedness is as follows:

DATE OF SERVICE	TYPE OF WORK	ORDINANCE NUMBER	COST
5/4/2022	Mowing/Trimming	13:053	\$175

- 3.) The above statement of cost is true and correct and the amount of indebtedness is now due the City for cost and expenses incurred on the following described real property located in Jonesboro, Craighead County, Arkansas:

ADDRESS OF PROPERTY & LEGAL DESCRIPTION

1314 Turner, Jonesboro, AR 72401, HAYES, R L 1ST ADD W75' LOTS 1-2-3 75X142.5

Parcel Number 01-144191-32500

- 4.) The City has made demand for payment and given the debtor notice of the City's intent to file this lien and the debtor has failed to make payment. No Part of the debt has been paid and the City of Jonesboro claims a lien on this real property, pursuant to Ark. Code Ann § 14-54-903(b) in the amount of \$175 to secure this indebtedness.
- 5.) Payment must be made to the City Collector's Office, 300 South Church Street, 1st Floor, Jonesboro, Arkansas 72401, within (30) days of this notification. If payment is not made within (30) days the lien may be certified to Craighead County for collection on real estate taxes or city may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-54-904

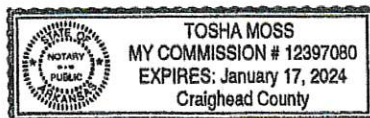
FURTHER AFFIANT SAYETH NOT.

Scott Roper
Director of Code Enforcement
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401
Phone: 870-933-4658

State of Arkansas
County of Craighead

Subscribed and sworn to or affirmed before me this 19th day of May, 2022

Notary Public



My Commission Expires:

Jan. 17, 2024

Invoice# : 65687
Council Date: 6/21/2022
File Exp. Date: 08/20/2022



City of Jonesboro
Office of Code Enforcement
P.O. Box 1845
Jonesboro, AR 72403

Timothy A Huskey
1314 Turner
Jonesboro, AR 72401-4295





CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 05-04-22

To: Tosha Moss

Property Address: 1314 Turner APN# 01-144191-32500
Jonesboro, AR 72401

Need to send the following charges to this person.

Property Owner: Timothy A Huskey
1314 Turner
Jonesboro, AR 72401-4295

<u>ITEMS</u>	<u>AMOUNTS</u>
Mow and trimming	\$ 60.00
Admin Fees	\$ 100.00
Filing Fees	\$ 15.00
<hr/>	
Total	\$ 175.00

Thank you,

Mike McQuay
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



DATE	INVOICE NO
5/4/2022	0065687

BILL TO
Timothy A Huskey 1314 Turner Jonesboro, AR 72401

DUE DATE
5/31/2022

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 1314 Turner	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1314 Turner	1.00	100.00	100.00	0.00	0.00	100.00
Mowing and Trimming - 1314 Turner	1.00	60.00	60.00	0.00	0.00	60.00
INVOICE TOTAL:			175.00	0.00	0.00	175.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Timothy A Huskey
 Customer No: 022435
 Account No: 0035402 - Mowing Account - #01-144191-32500

DUE DATE	INVOICE NO
5/31/2022	0065687

Please remit payment by the due date to:

City of Jonesboro
 300 South Church Street
 PO Box 1845
 Jonesboro, AR 72403

Invoice Total:	175.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	175.00

INVOICE BALANCE: \$175.00
AMOUNT PAID: _____



Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

CoreLogic
P.O. Box 9202
Coppell, Tx 75019

RE: 1314 Turner, Jonesboro, AR 72401

Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 19 day of April, 2022.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 19th day of April, 2022.

Tosha Moss
Notary Public



My commission expires: Jan. 17, 2024

City of Jones
 Office of Code En.
 P.O. Box 1845
 Jonesboro, AR 7



7021 0950 0001 9208 1816

UTK



Timothy Huskey
1314 Turner

Jonest

381 NFE 1 321F0001703722
 RETURN TO SENDER
 HUSKEY, TIMOTHY
 MOVED LEFT NO ADDRESS
 UNABLE TO FORWARD
 RETURN TO SENDER
 BC: 72403184545 1247-03907-05-37

UTK
 724031845

7021 2720 0001 4895 0543

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

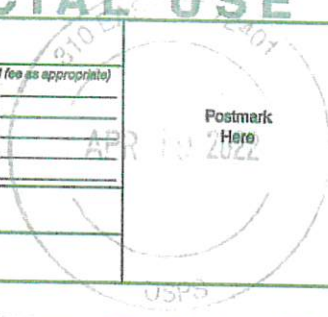
Postage

Total Postage and Fees

Sent To

Core Logic
 Street and Apt. No., or PO Box No.
P.O. Box 9202

City, State, ZIP+4®
Corpus Christi, TX 78409



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

See Reverse for Instructions

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

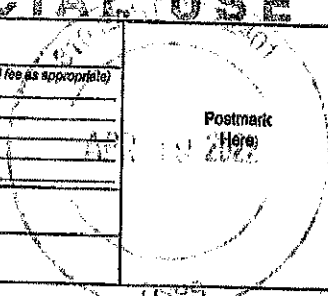
Sent To

Core Logic
Street and Apt. No., or PO Box No.
P.O. Box 9202
City, State, ZIP+4®
Coppell, TX 75019

PS Form 3800, April 2015 PSN 7530-02-000-9037

See Reverse for Instructions

4550 5684 7000 0222 7207



PLEASE STICK TO TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS. FOLD AL DOTTED LINE
CERTIFIED MAIL

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.

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If delivery address below:

Timothy Huskey
1314 Turner
Jonesboro, AR 72401



9590 9402 6553 1028 8734 99

2. Article Number (Transfer from service label)

7021 0950 0001 9208 1816

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery/Restricted Delivery | |
| <input type="checkbox"/> Insured Mail (Over \$500) | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |



**CITY OF JONESBORO
CODE ENFORCEMENT**

DATE: 04/18/2022

TO: CoreLogic
P.O. Box 9202
Coppell, TX 75019-9208

In regards to property located at 1314 TURNER
JONESBORO, AR 72401 .

Our records show that you own the property listed above. We have observed that the property needs mowed and trimmed. We are sending this letter and are allowing you the chance to correct the violation that is mentioned below by 4-29-2022. If the issue is not corrected by the date listed, the City will mow and trim ,and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Section 1. Sec. 30-5 - Overgrown Grass, Weeds, Vines, or Low hanging Limbs
2. Sec. 30-5 - Unsightly or Unsanitary Conditions

Nichols, Christopher

Code Enforcement Officer

Call me direct about this property at 870-273-2129 as soon as you receive letter.



City of Jonesboro
Office of Code Enforcement
P.O. Box 1845
Jonesboro, AR 72403



Corelogic
P.O. Box 9202
Coppell Tx, 75019-9208

882504

Statement DATE 4/27/2022 TERMS

TO City of Jonesboro
300 S. Church

IN ACCOUNT WITH
Daniel Drilling

4/27	✓	1814 S. Culbertson	✓✓	\$ 60. ⁰⁰
4/27	✓	606 E. Oak	✓✓	\$ 60. ⁰⁰
4/27	✓	1328 Huntington	✓	\$ 60. ⁰⁰
5/4	✓	1314 Turner	✓✓	\$ 60. ⁰⁰
5/4	✓	500 Allen	✓✓	\$ 60. ⁰⁰
5/4	✓	403 N. Bridge	✓✓	\$ 60. ⁰⁰

CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT
			\$ 360. ⁰⁰



City of Jonesboro
Office of Code Enforcement
P.O. Box 1845
Jonesboro, AR 72403

Timothy A Huskey
1314 Turner
Jonesboro Ar, 72401



310 F
FOREVER USA
OCT 27 2021
USPS

81 NFE 1 321F0001/06/22
RETURN TO SENDER
HUSKEY, TIMOTHY
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
AN# 72403184545 *1047-01953-04-37

72403>1845

ELECTRONIC RECORDING
2022R-008417
 CERTIFICATE OF RECORD
 JONESBORO DISTRICT
 CRAIGHEAD COUNTY, ARKANSAS
 CANDACE EDWARDS, CLERK & RECORDER
 04/18/2022 08:00:19 AM
 RECORDING FEE: 160.00
 PAGES: 2

INSTRUMENT PREPARED BY:
 MACKIE WOLF ZIENTZ & MANN, P.C.
 124 W CAPITOL AVENUE, SUITE 1560
 LITTLE ROCK, AR 72201
 (501) 218-8111
 MWZM NO.: 19-000006-810-14

MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.

On September 25, 2017, Timothy A. Huskey aka Timothy Adam Huskey and Tabitha Huskey executed a Mortgage in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS, which was recorded on September 27, 2017, as Instrument No. 2017R-018023 in the real property records of Craighead (Jonesboro) County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-B, Anaheim, CA 92806, at Telephone No. 1-800-561-4567; and

The default for which foreclosure is made is the mortgagor(s) failure to pay the full amount of each monthly payment on the date it is due as required by the terms of the Note and Security Instrument. Because of the failure to cure the default the indebtedness was accelerated, is now therefore wholly due and the Mortgagee has requested the property be sold to satisfy said indebtedness.

On Wednesday, July 6, 2022 on or about 3:00 PM, the following described real property will be sold at the front door entrance of the Craighead County Courthouse, 511 S. Main St. Jonesboro, AR 72401, to the highest bidder for cash:

The West 75 feet of Lots 1, 2, and 3 in Block 8 of R.L. Hayes' Addition to the City of Jonesboro, Arkansas.

More commonly known as 1314 Turner St., Jonesboro, AR 72401.

There may be occupants that claim an interest in the real property herein based upon said occupancy.

The undersigned is the attorney-in-fact for the mortgagee and is acting on behalf of and with the consent of the mortgagee who is exercising its power of sale under Ark. Code Ann. Section 18-50-115 which implies a power of sale in every mortgage of real property situated in this State that is duly acknowledged and recorded.

The sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

Unless discharged by bankruptcy, if your property is sold, then you will remain liable for any deficiency and an action for collection may be brought against you. The sale held pursuant to this Notice may be rescinded at the Attorney-in-Fact's option at any time. The right is reserved to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above. The property is being sold "as is" with no representation as to its condition.



006-810-14

THE TERMS OF SALE ARE CASH THE DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Witness my hand this 14 day of April, 2020.

Michael Tackett, Attorney at Law, Bar No. 2018110
BANKUNITED, N.A., by its attorney-in-fact, Mackie Wolf
Zientz & Mann, P.C.

ACKNOWLEDGMENT

STATE OF ARKANSAS

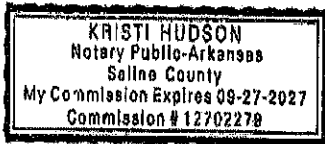
§
§
§

COUNTY OF PULASKI

On 14th day of April, 2020 before me, Kristi Hudson, the undersigned officer, personally appeared Michael Tackett of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for BankUnited, N.A., and acknowledged that he/she executed the same as the act of his/her principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

Kristi Hudson
Notary Public, State of Arkansas



Mackie Wolf Zientz & Mann, P.C.
PO Box 9077
Temecula, CA 92589-9077




2369164531

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Correspondence to:
Mackie Wolf Zientz & Mann, P.C.
14160 North Dallas Parkway
Suite 900
Dallas, TX 75264

20220418-89


CITY OF JONESBORO
300 S. CHURCH ST
JONESBORO, AR 72401

