



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

870-933-4658

AFFIDAVIT

Nile Thrasher Family Re-Investments LLC  
301 W Washington Ste 200  
Jonesboro, AR 72401

RE: 646 Warner St. Jonesboro, AR 72401

I, 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 25<sup>th</sup> day of April, 2023.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 25<sup>th</sup> day of April, 2023.

Sharon McIntosh  
Notary Public

My commission expires: May 20, 2032





## ***Notice of Violation***

04/24/2023

NILE THRASHER FAMILY RE INVESTMENTS LLC  
301 W WASHINGTON STE 200  
JONESBORO AR 72401

Case #: 231261

In regards to property located at: 646 WARNER ST, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property is overgrown with grass and weeds. The lot must be mowed. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 05/05/2023. If the issue is not corrected by the date listed, the City will hire a contractor to mow the property, 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](http://www.jonesboro.org)

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

**30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs**

870-351-2572

Sincerely,

Clint Borden  
Code Enforcement Officer  
P.O. Box 1845  
Jonesboro, AR 72403

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**CERTIFIED MAIL® RECEIPT**  
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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

Nile Thrasher Family RE Invest. LLC  
Street and Apt. No., or PO Box No.  
301 W Washington Ste 200  
City, State, ZIP+4®  
Jonesboro, AR 72401

Postmark  
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## CITY OF JONESBORO

### Code Enforcement

Request For Invoice

Date: 6-13-23

To: Tosha Moss

Case #: 232499

Property Address: 646 Warner  
Jonesboro, AR 72401

APN# 01-144192-33400

Comply by Date: 5-5-23 (Letter in previous case)

Need to send the following charges to this person.

Property Owner:

NILE THRASHER FAMILY RE INVESTMENTS LLC  
301 W WASHINGTON STE 200  
JONESBORO, AR 72401

<u>ITEMS</u>	<u>AMOUNTS</u>
Mowing and trimming	\$ 60.00
Admin Fees	\$ 200.00
Filing Fees	\$ 15.00
<hr/>	
Total	\$ 275.00

Thank you,

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



DATE	INVOICE NO
6/13/2023	0066741

BILL TO
Nile Thrasher Family Re Investments LLC 301 W Washington #200 Jonesboro, AR 72401

DUE DATE
7/20/2023

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 646 Warner	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 646 Warner	1.00	200.00	200.00	0.00	0.00	200.00
Mowing and Trimming - 646 Warner	1.00	60.00	60.00	0.00	0.00	60.00
INVOICE TOTAL:			275.00	0.00	0.00	275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Nile Thrasher Family Re Investments LLC  
Customer No: 023865  
Account No: 0035741 - Code Enforcement Charges

DUE DATE	INVOICE NO
7/20/2023	0066741

Please remit payment by the due date to:

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

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.

Invoice Total: 275.00  
Discounts: 0.00  
Credit Applied: 0.00  
Ending Balance: 275.00

INVOICE BALANCE: \$275.00  
AMOUNT PAID: \_\_\_\_\_





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

870-933-4658

AFFIDAVIT

Nile Thrasher Family Re Investments LLC  
301 W Washington #200  
Jonesboro, AR 72401

RE: 646 Warner Jonesboro, AR 72401

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Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 16<sup>th</sup> day of June, 2023.

Sharon McIntosh  
Notary Public

My commission expires: May 20, 2032





DATE	INVOICE NO
6/13/2023	0066741

BILL TO
Nile Thrasher Family Re Investments LLC 301 W Washington #200 Jonesboro, AR 72401

DUE DATE
7/20/2023

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

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

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

301 W Washington Ste 200

City, State, ZIP+4®

Jonesboro, AR 72401



7022 2410 0000 0142 2202 4121 4900





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

870-933-4658

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Nile Thrasher Family Re Investments LLC  
301 W Washington STE 200  
Jonesboro, Ar 72401  
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RE: 646 Warner, Jonesboro, Ar 72401

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Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 6<sup>th</sup> day of September, 2023.

Sharon McIntosh  
Notary Public



My commission expires: May 20, 2032



Invoice# : 0066741
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Case# : 232499
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Notice Mailed Prior to 9/17/2023

Nile Thrasher Family Re Investments LLC  
301 W Washington STE 200  
Jonesboro, AR 72401

Subject: 646 Warner, Jonesboro, AR 72401 Parcel# 01-144192-33400

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 10/17/2023.

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,

A handwritten signature in black ink, appearing to read "S. Roper", is written over the printed name "Scott Roper".

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

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