



Invoice# : 65591 &  
65621

Friday, May 20, 2022

Cleophus Bryant  
3678 Twinmont Cove  
Memphis, TN 38128

Subject: 900 Hoover, 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 3/1/22 & 3/21/22, a Notice to Comply was mailed to Cleophus Bryant, at 3678 Twinmont Cove, Memphis, TN 38128. 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:

Table with 4 columns: DATE OF SERVICE, TYPE OF WORK, ORDINANCE NUMBER, COST. Row 1: 3/23/2022 & 4/4/2022, (Clean-Up/Board and Secure) & Mowing, 13:053, \$680

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
900 Hoover, Jonesboro, AR 72401, DIXON 3RD ADD 1-2-3

Parcel Number 01-144181-15700

- 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 \$680 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.

Signature of Scott Roper

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

Signature of Notary Public
Notary Public

My Commission Expires:
Jan. 17, 2024



Invoice#: 65592 & 65621
Council Date: 6/21/2022
File Exp. Date: 07/21/2022



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

870-933-4658

AFFIDAVIT

Cleophus Bryant  
3678 Twinmont Cove  
Memphis, TN 38128

RE: 900 Hoover A & B 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 19<sup>th</sup> day of May, 2022.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 19<sup>th</sup> day of May, 2022.

Tosha Moss  
Notary Public



My commission expires: Jan. 17, 2024

0521 568 1000 0222 1201

US Postal Service  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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 \$

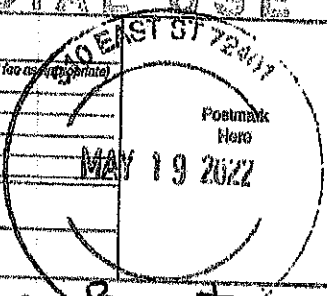
Postage \$

Total Postage and Fees \$

Sent To Cleophus Bryant

Street and Apt. No. or P.O. Box No. 3678 Twinant Cove

City, State, ZIP+4® Memphis TN 38128





**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 03-23-22

To: Tosha Moss

Property Address: 900 HOOVER APN# 01-144181-15700  
Jonesboro, AR 72401

Need to send the following charges to this person.

Property Owner Cleophus & Lois Bryant  
3678 Twinmont Cv  
Memphis, TN 38128-3100

<u>ITEMS</u>	<u>AMOUNTS</u>
Clean-up/board and secure	\$ 350.00
Admin Fees	\$ 100.00
Filing Fees	\$ 15.00
<hr/>	
Total	\$ 465.00

Thank you,

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



DATE	INVOICE NO
3/23/2022	0065592

<b>BILL TO</b>
Cleophus Bryant 3678 Twinmont Cove Memphis, TN 38128

<b>DUE DATE</b>
3/31/2022

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 900 Hoover	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 900 Hoover	1.00	100.00	100.00	0.00	0.00	100.00
Clean-Up/Board and Secure - 900 Hoover	1.00	350.00	350.00	0.00	0.00	350.00
<b>INVOICE TOTAL:</b>			<b>465.00</b>	<b>0.00</b>	<b>0.00</b>	<b>465.00</b>

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Cleophus Bryant  
 Customer No: 003686  
 Account No: 0004262 - Mowing account 900 Hoover #A 01-144181-15700

<b>DUE DATE</b>	<b>INVOICE NO</b>
3/31/2022	0065592

**Please remit payment by the due date to:**

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

Invoice Total:	465.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	465.00

**INVOICE BALANCE: \$465.00**  
**AMOUNT PAID: \_\_\_\_\_**



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

870-933-4658

**AFFIDAVIT**

Cleophus & Lois Bryant  
3678 Twinant Cove  
Memphis, TN 38128-3100

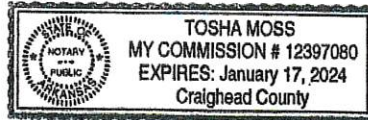
RE: 900 Hoover Unit A + B, Jonesboro, AR 72401

I, Michael Tyner, 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 1 day of March, 2022.

[Signature]  
Michael Tyner  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 1<sup>st</sup> day of March, 2022.

Tosha Moss  
Notary Public



My commission expires: Jan. 17, 2024



**CITY OF JONESBORO  
CODE ENFORCEMENT  
NOTICE TO BOARD AND SECURE**

Via: Certified Mail

Date: 02/28/2022

To: Cleophus & Lois Bryant  
3678 Twinmont Cove  
Memphis, TN 38128-3100

Subject: 900 HOOVER , Unit B  
JONESBORO, AR 72401

Dear Cleophus & Lois Bryant.

It has been observed that the building listed above is unsecured, damaged, and/or vacant. **You are hereby directed to board and secure the building within 7 days of the receipt of this notice.** The building is to remain secured at all times until the repairs are complete or until such time as the structure is razed and removed.

If you decide to abate this nuisance, you must obtain any necessary permits. All damaged or missing doors and/or windows must be repaired, replaced, or boarded up to prevent entry. All boarding material shall be cut to fit the opening to be secured, weatherproofed, and painted and maintained to blend with the exterior color of the building. Damaged roofs shall be tarped to prevent further weather damage to the interior of the building. All repairs are to be made and all boarding materials and tarps are to be removed within six (6) months.

In the event you have not commenced work to secure the building within seven (7) days from the receipt of this notice, the City will take actions required to abate the nuisance. All costs of abatement will be billed to you as owner of the property. Payment of this bill will be actively pursued. A tax lien will be placed on the property until payment is received in full. **A fine of not less than \$100 shall be imposed and an additional fine of \$100 for each day thereafter. (Ord. 19:06**

Boarding and securing the structure does not relieve the owner of the requirement to diligently repair, rehabilitate or demolish and remove the structure.

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

Sincerely,

Mcquay, Mike

(870)351-4258  
Code Enforcement Officer

*Sign if served in  
person*

*Date  
served or  
delivered:* \_\_\_\_\_

\_\_\_\_\_  
Code Enforcement Officer Signature, if delivered in person

\_\_\_\_\_  
Property Owner/Interested Party Signature, if delivered in person





**CITY OF JONESBORO  
CODE ENFORCEMENT**

DATE: 02/28/2022

TO: Cleophus & Lois Bryant  
3678 Twinmont Cove  
Memphis, TN 38128-3100

In regards to property located at 900 HOOVER , Unit B  
JONESBORO, AR 72401 .

Our records show that you own the property listed above. We have observed that the property has furniture piled up behind the house and trash around the house. We are sending this letter and are allowing you the chance to correct the violation that is mentioned below by 3-18-2022. If the issue is not corrected by the date listed, the City will hire a contractor and remove the items and clean up the property and place a lien on your property. Please contact 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)

Section 1. Sec. 105-259. Boarding and Securing - Boarding and Securing  
2. Sec. 30-5 - Unsightly or Unsanitary Conditions  
3. Sec. 30-3 - Trash/Littering

Mcquay, Mike

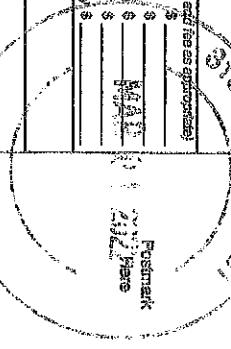
(870)351-4258

Code Enforcement Officer

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

Postage and Fees: \$0.00  
 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: \$0.00  
 Total Postage and Fees: \$0.00

**OFFICIAL POST OFFICE**  
 Memphis, TN 38128-3100



Sent to: **Cleophus & Lois Bryant**  
 Street: **3678 Twinmont Cove**  
 City: **Memphis TN 38128-3100**

**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**

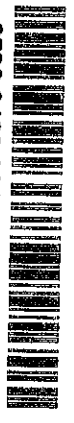
A. Signature: *[Signature]*  Agent

B. Replied by (Printed Name): *[Signature]*  Addressee

C. Date of Delivery: *[Signature]*  Yes  No

Address different from item 1?  Yes  No  
 \* delivery address below:

**Cleophus & Lois Bryant**  
**3678 Twinmont Cove**  
**Memphis, TN 38128-3100**



9590 9402 6640 1060 8886 54

Article Number (Transfer from service label)  
**7020 0090 0000 7685 8501**

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery



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

**Cleophus & Lois Bryant**  
**3678 Twinmont Cove**  
**Memphis, TN 38128-3100**

# BRYANT CLEOPHUS & LOIS

900 HOOVER  
JONESBORO, AR 72401

Basic   Land   Sales   Valuation   Taxes   Receipts   Improvements   Parcel Boundary

## Basic Info

Parcel Number:	<u>01-144181-15700</u>
County Name:	Craighead County
Property Address:	BRYANT CLEOPHUS & LOIS 900 HOOVER JONESBORO, AR 72401 <a href="#">Map This Address</a>
Mailing Address:	Bryant Cleophus 3678 Twinmont Cv Memphis TN <u>38128-3100</u>
Collector's Mailing Address ⓘ:	Bryant Cleophus 3678 Twinmont Cv Memphis, TN <u>38128-3100</u>
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	18-14-04
Lot/Block:	1-3/2
Subdivision:	DIXON 3RD ADD
Legal Description:	DIXON 3RD ADD 1-2-3
School District:	J JB JONESBORO CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No