



2207 Fowler Avenue  
Jonesboro, Arkansas 72401  
Phone: 870-935-7410  
FAX: 870-933-7222

### **LIMITED TITLE SEARCH**

Date: July 18, 2022  
Prepared For: City of Jonesboro - Code Enforcement  
File Number: 22-081948-300

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Craighead County, Arkansas have been examined as to the following described property from January 18, 1991 at 3:30 P.M. to July 5, 2022 at 7:30 A.M.:

The East 62.5 feet of Lots 1 and 2 in Block "A" of Earl Kiech Fourth Addition to the City of Jonesboro, formerly Town of Nettleton, Arkansas.

The following instruments were found of record during the aforementioned period which affect the above described property:

#### 30 Year Deed Chain

WARRANTY DEED executed by Norman C. Scarborough, an unmarried person, in favor of Jerry G. Tibbs, Sr., dated January 18, 1991, filed January 18, 1991 and recorded in Deed Record 401 page 173 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED executed by Jerry G. Tibbs, Sr. and Paula M. Tibbs, husband and wife, in favor of Charles Noell, Jr., dated January 19, 1996, filed January 22, 1996 and recorded in Deed Record 492 page 93 in the records of Jonesboro, Craighead County, Arkansas.

PETITION FOR THE APPOINTMENT OF ADMINISTRATOR, In the Matter of the Estate of Charles Edward Noell, Jr., deceased, Probate Case No. 16JPR-20-131, filed March 23, 2020 in the Circuit Court of Craighead County, Arkansas, Western District, Probate Division.

#### Open Mortgages

NONE

State and General Taxes for the years 2018-2021 have been certified to the Arkansas Land Commissioner for Non-Payment. Certificate of Forfeiture is filed as Instrument No. 2021R-014395 in the records of Jonesboro, Craighead County, Arkansas. A petition to Redeem must be obtained in order to determine the total amount due.

Parcel No. 01-144271-20300

Judgments have been checked on Charles E. Noell, Jr. during the aforementioned period, and the following were found:

Certificate of Indebtedness against Charles Noell, in favor of State of Arkansas Department of Finance and Administration, dated June 6, 2012 and recorded on June 11, 2012 as Instrument No. JB2012J-002217 in the records of Craighead County, Arkansas. Writs of Execution filed as Instrument No. JB2015EX-000038 and as Instrument No. JB2016EX-000017.

Certificate of Indebtedness against Charles Noell, in favor of State of Arkansas Department of Finance and Administration, dated April 15, 2013 and recorded on April 23, 2013 as Instrument No. JB2013J-000802 in the records of Craighead County, Arkansas. Writs of Execution filed as Instrument No. JB2015EX-000038 and as Instrument No. JB2016EX-000017.

Certificate of Indebtedness against Charles Noell, in favor of State of Arkansas Department of Finance and Administration, dated May 14, 2015, filed May 18, 2015 and recorded as Instrument No. JB2015J-001030 in the records of Craighead County, Arkansas. Writ of Execution filed as Instrument No. JB2016EX-000017.

Affidavit of Statutory Lien against Charles Noell, Jr. in favor of City of Jonesboro, dated October 12, 2020, filed October 13, 2020 and recorded as Instrument No. 2020R-023530 in the records of Craighead County, Arkansas.

This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded and unrecorded, that pertain to the above described property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

Sincerely,

**Lenders Title Company**

*Tara V. Pierce*

By: Tara V. Pierce



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

870-933-4658

AFFIDAVIT

Charles Edward Noell Jr  
407 Ridgecrest  
Jonesboro, AR 72401

RE: 4405 + 4407 Janice 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 23<sup>rd</sup> day of September, 2022.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 23<sup>rd</sup> day of September, 2022.

Sharon McIntosh  
Notary Public



My commission expires: May 20, 2032



**CITY OF JONESBORO  
CODE ENFORCEMENT**

**NOTICE TO REPAIR OR REMOVE**

Via: Certified Mail

Date: 09/22/2022

To: CHARLES EDWARD NOELL JR  
407 Ridgcrest  
JONESBORO, AR 72401

Subject: 4405 & 4407 Janice  
Jonesboro, AR 72401

Dear CHARLES EDWARD NOELL JR.

At its meeting on SEPTEMBER 20, 2022, The City Council of the City of Jonesboro adopted a resolution finding and declaring the subject property to be a nuisance that must be repaired or removed. A copy of the Condemnation Resolution is enclosed.

You are hereby directed to board and secure the structure at all times until the structure is brought into full compliance with applicable building or abatement codes or until such time as the structure is razed and removed. Boarding and securing the structure does not relieve the owner of the requirement to diligently repair, rehabilitate or demolish and remove the structure.

If you decide to abate this nuisance you must obtain necessary permits and commence abatement work with thirty (30) days from the date of condemnation by City Council. The permits shall expire forty-five (45) days from the date of issuance. Abatement work is expected to be completed before the permits expire. **A fine of not less than \$250 nor more than \$500 may be imposed and an additional fine of \$250 for each day thereafter.(Ord. 11.32.12)**

In the event you have not obtained necessary permits and commenced work to abate the nuisance within thirty (30) days from the date of condemnation by City Council 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 \$250 nor more than \$500 may be imposed and an additional fine of \$250 for each day thereafter.(Ord. 11.32.12)**

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

Sincerely,

David Cooley  
Code Enforcement Officer

CE20-7417

*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

300 S. Church Street  
Jonesboro, AR 72401

### Signature Copy

Resolution: R-EN-143-2022

File Number: RES-22:131

Enactment Number: R-EN-143-2022

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO  
CONDEMN PROPERTY LOCATED AT: 4405 & 4407 Janice Ave. Jonesboro, AR 72401 Parcel  
#: 01-144271-20300 OWNER: Charles Edward Noell, Jr.

LEGAL DESCRIPTION: The East 62.5 feet of Lots 1 and 2 in Block "A" of Earl Kiech Fourth Addition  
to the City of Jonesboro, formerly Town of Nettleton, Arkansas.


WHEREAS, the above property has been inspected and has been determined unsuited for human  
habitation.

WHEREAS, all of the stipulations have been met in the condemnation process to proceed with the  
condemnation of this property.


NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property  
located at: 4405 & 4407 Janice Ave. Jonesboro, AR 72401.

PASSED AND APPROVED THIS 20TH DAY OF SEPTEMBER 2022.



  
\_\_\_\_\_  
Harold Copenhaver, Mayor

Date 9-22-22

ATTEST:   
\_\_\_\_\_  
April Leggett, City Clerk

Date 9-22-22

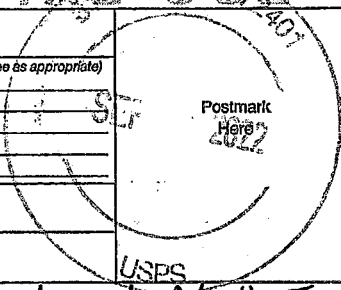
7021 2720 0001 4894 9028

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<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	Charles Edward Noell Jr	
Street and Apt. No., or PO Box No.	407 Ridgecrest	
City, State, ZIP+4®	Jonesboro, AR 72401	

PS Form 3800, April 2015, PSN 7530-02-000-9077 See Reverse for Instructions

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Postage

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**Total Postage and Fees**

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Sent To

Charles Edward Noell Jr

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

407 Ridgecrest

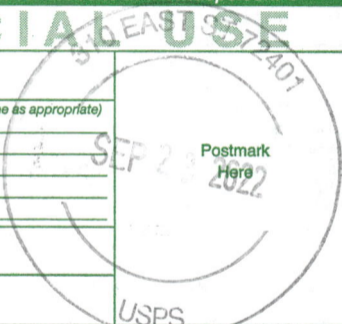
City, State, ZIP+4®

Jonesboro, AR 72401

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

See Reverse for Instructions

7021 2720 0001 4894 9028







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

870-933-4658

AFFIDAVIT

Charles Edward Noell Jr  
407 Ridgecrest  
Jonesboro, AR 72401

RE: 4405 & 4407 Janice 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 2<sup>nd</sup> day of June, 2022.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 2<sup>nd</sup> day of June, 2022.

Tosha Moss  
Notary Public



My commission expires: Jan. 17, 2024



## CITY OF JONESBORO CODE ENFORCEMENT

### Notice of Violation

Date: 06/02/2022

CHARLES EDWARD NOELL JR  
407 Ridgecrest  
JONESBORO, AR 72401

SUBJECT: 4405 & 4407 Janice  
Jonesboro, AR 72401

According to county records, you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

Sincerely,

David Cooley  
Code Enforcement Officer  
P.O. Box 1845  
Jonesboro, AR 72403

CE20-7417

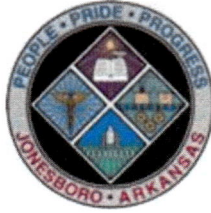
**Sign if served in person**

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Code Enforcement Officer Signature, if delivered  
in person

---

Property Owner/Interested Party Signature, if delivered  
in person



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT



**RESIDENTIAL BUILDING INSPECTION REPORT**

DATE OF INSPECTION:	5/31/2022
PROPERTY ADDRESS:	4405 & 4407 JANICE
PROPERTY OWNER:	CHARLES E. NOELL JR.

MOST OF WINDOWS AND DOORS WERE BOARDED BY CODE ENFORCEMENT. THIS HAS BEEN DONE MULTIPLE TIMES AS SQUATERS HAVE REMOVED THEM TO LIVE IN THE PROPERTY. THE INTERIOR OF THE PROPERTY IS DESTROYED. ALL WIRING HAS BEEN RIPPED FROM THE WALLS. ALL SHEET ROCK IS BROKEN TO GET TO WIRING. THERE ARE NO UTILITIES AT THE PROPERTY. THERE IS A MAKE SHIFT TOILET (BUCKET) IN ONE OF THE ROOMS. THE INTERIOR OF THE PROPERTY HAS EXPOSED RAFTERS, AND STUDS. PROPERTY IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE BUILDING SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.

**EMERGENCY ACTION IS WARRANTED: YES NOXX**

<b>Tim Renshaw, Chief Building Inspector</b>	<b>David Cooley, Code Enforcement</b>
	

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358

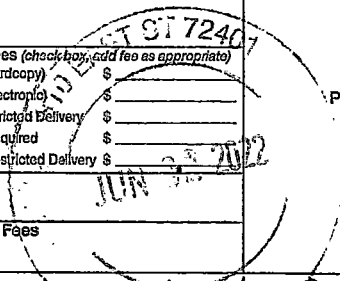
7020 1610 0001 8542 0678

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 Street and Apt. No., or PO Box No. 151  
407 Ridgecrest  
 City, State, ZIP+4® Jonesboro, AR 72401

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Total Postage and Fees

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Sent To

Charles Edwards Noell Jr

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

407 Ridgecrest

City, State, ZIP+4®

Jonesboro, AR 72401

7020 1810 0001 8542 0678



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

870-933-4658

AFFIDAVIT

Charles E Noell Jr.  
407 Ridgecrest  
Jonesboro, AR 72401-5386

RE: 4405 + 4407 Janice 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 5<sup>th</sup> day of January, 2023.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 5<sup>th</sup> day of January, 2023.

Sharon McIntosh  
Notary Public



My commission expires: May 20, 2032



Invoice# : 66195

Case# : 20-7417

Notice to be Mailed by 1/8/2022

Charles E Noell Jr.  
407 Ridgecrest  
Jonesboro, AR 72401-5386

Subject: 4405&4407 Janice, Jonesboro, AR 72401 Parcel# 01-144271-20300

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 2/7/2022.

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



DATE	INVOICE NO
11/18/2022	0066195

<b>BILL TO</b>
Charles E Noell Jr 407 Ridgecrest St Jonesboro, AR 72401

<b>DUE DATE</b>
11/30/2022
<b>BALANCE</b>

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
<b>PREVIOUS OUTSTANDING BALANCE</b>						0.00
<b>Code Enforcement Charges:</b>						
Filing Fee - 4405 & 4407 Janice	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 4405 & 4407 Janice	4.00	100.00	100.00	0.00	0.00	100.00
Title Search - 4405 & 4407 Janice	1.00	150.00	150.00	0.00	0.00	150.00
Newspaper Publication - 4405 & 4407 Janice	1.00	239.20	239.20	0.00	0.00	239.20
Certified Postage for Notices - 4405 & 4407 Janice	1.00	23.00	23.00	0.00	0.00	23.00
Standard Postage for Notices - 4405 & 4407 Janice	1.00	1.78	1.78	0.00	0.00	1.78
Attorney AD Litem - 4405 & 4407 Janice	1.00	757.82	757.82	0.00	0.00	757.82
Demolition Charge - 4405 & 4407 Janice	1.00	8,000.00	8,000.00	0.00	0.00	8,000.00
<b>INVOICE TOTAL:</b>			<b>9,286.80</b>	<b>0.00</b>	<b>0.00</b>	<b>9,286.80</b>

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Charles E Noell Jr  
Customer No: 021404  
Account No: 0035219 - Mowing Account - 4405 Janice

<b>DUE DATE</b>	<b>INVOICE NO</b>
11/30/2022	0066195

Please remit payment by the due date to:

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

Invoice Total:	9,286.80
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	9,286.80

**INVOICE BALANCE: \$9,286.80**  
**AMOUNT PAID:** \_\_\_\_\_



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| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
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JAN 03 2023

2022 2410 0003 0083 5447