



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

870-933-4658

AFFIDAVIT

Mabry Properties + Holdings LLC
PO Box 19503
Jonesboro, AR 72401

RE: 214 Chestnut Jonesboro, AR 72401

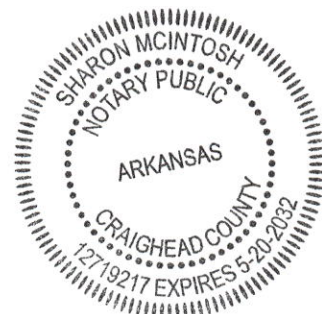
I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25th day of April, 2023.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 25th day of April, 2023.

Sharon McIntosh
Notary Public

My commission expires: May 20, 2032





Notice of Violation

04/25/2023

MABRY PROPERTIES & HOLDINGS LLC
PO BOX 19503
JONESBORO AR 72401

Case #: 231571

In regards to property located at: 214 CHESTNUT, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the the lot is overgrown with grass and weeds, as well as low hanging limbs. The area must be mowed and limbs trimmed. 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 05/08/2023. If the issue is not corrected by the date listed, the City will hire a contractor to address the issues, 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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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

Street and Apt. No. or PO Box No.

City, State, ZIP+4®

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

See Reverse for Instructions



Mabry Properties & Holdings LLC
PO Box 19503
Jonesboro, AR 72401



CITY OF JONESBORO

Code Enforcement

Request For Invoice

Date: 5-9-23

To: Tosha Moss

Case #: 231571

Property Address: 214 Chestnut
Jonesboro, AR 72401

APN# 01- 143134-01100

Comply by Date: 5-8-23

Need to send the following charges to this person.

Property Owner:

Mabry Properties & Holdings LLC

1200 N Floyd St

Jonesboro, AR 72401-1997

<u>ITEMS</u>	<u>AMOUNTS</u>
Mowing 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
5/9/2023	0066666

BILL TO
Mabry's Properties & Holding 1200 N Floyd Street Jonesboro, AR 72401

DUE DATE
6/28/2023

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

Code Enforcement Charges:

Filing Fee - 214 Chestnut	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 214 Chestnut	1.00	100.00	100.00	0.00	0.00	100.00
Mowing and Trimming - 214 Chestnut	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: Mabry's Properties & Holding
Customer No: 016133
Account No: 0035740 - Code Enforcement Charges

DUE DATE	INVOICE NO
6/28/2023	0066666

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: 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

Mabry's Properties + Holding
1200 N Floyd Street
Jonesboro, AR 72401

RE: 214 Chestnut Jonesboro, AR 72401

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Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 25th day of May, 2023.


Notary Public

My commission expires: May 20, 2032





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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 | \$ | _____ |

Postmark
Here

Postage

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Total Postage and Fees

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

See Reverse for Instructions

Mabry Properties & Holdings LLC
1200 N Flond St
Jonesboro, AR 72401-1997



7022 2410 0002 7004 3698



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

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Mabry Properties & Holdings LLC
1200 N Floyd St
Jonesboro, AR 72401-1997

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Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 27th day of July, 2023.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



Invoice# : 66666

Case# : 231571

Notice Mailed Prior to 8/6/2023

Mabry Properties & Holdings LLC
1200 N Floyd St
Jonesboro, AR 72401-1997

Subject: 214 Chestnut, Jonesboro, AR 72401 Parcel# 01-143134-01100

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 9/5/2023.

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 "SR", 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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☐ Adult Signature Required

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Jonesboro, AR 72401-1997

9589 0710 5270 0630 0162 25