



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

870-933-4658

**AFFIDAVIT**

Gateway Mortgage Group LLC  
244 S Gateway Pl.  
Jenks, OK 74037

RE: 309 Mockingbird Cv APN #01-144303-28100  
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 day of August, 2022.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 10<sup>th</sup> day of August, 2022.

Sharon McIntosh  
Notary Public



My commission expires: May 20, 2032



## CITY OF JONESBORO CODE ENFORCEMENT

### Notice of Violation

Date: 08/03/2022

GATEWAY MORTGAGE GROUP LLC  
244 S GATEWAY PL  
JENKS, OK 74037  
Work: 501-777-3580

SUBJECT: 309 MOCKINGBIRD CV  
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 your 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

CE22-6

**Sign if served in person**

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Code Enforcement Officer Signature, if delivered  
in person

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Property Owner/Interested Party Signature, if delivered in  
person



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

**RESIDENTIAL BUILDING INSPECTION REPORT**

DATE OF INSPECTION:	AUGUST 3, 2022	CASE NUMBER: CE22-6				
PROPERTY ADDRESS:	309 MOCKINGBIRD CV. PARCEL # 01-144303-28100					
PROPERTY OWNER:	GATEWAY MORTGAGE GROUP LLC					
OCCUPIED: YES NO <b>XX</b>						
<b>BUILDING ELEMENT</b>	<b>1 thru 5 CONDITION</b>					<b>NOTES &amp; COMMENTS</b>
	VERY POOR				VERY GOOD	
Foundation Type: Piers Solid Slab			3			HOME IS ON PIER FOUNDATION. GARAGE IS ON SLAB. BOTH ARE IN FAIR CONDITION.
Front Porch Type: Wood Concrete			3			CONCRETE IN FAIR SHAPE
Exterior Doors and Windows Type: Wood Vinyl Aluminum			3			MOST ARE INTACT. ALTHOUGH THE HOME WAS NOT SECURED AT THE TIME OF INSPECTION.
Roof Underlay Type: OSB/ Plywood 1x6 metal	1					ROOF IS SAGGING AND LEAKING. ALL UNDERLAY NEEDS REPLACED.
Roof Surface Type: Metal 3-Tab Shingles Dimensional Shingles	1					SHINGLES ARE OLD, DAMAGED, AND LEAK. MUST BE REPLACED
Chimney				4		NO ISSUES VISABLE.
Siding Type: Wood Lap Vinyl Masonite Aluminum			3			SIDING IS IN FAIR SHAPE. SOME PLACES NEED REPAIRED OR REPLACED.
Fascia and Trim Type Wood Vinyl Coil			3			FASICIA AND TRIM ARE IN FAIR SHAPE. SOME PLACES NEED REPAIRED OR REPLACED.
Interior Doors Type: Hollow Wood Solid Wood		2				MANY WARPED DUE TO THE MOISTURE FROM THE ROOF LEAKS AND NEED REPLACED.

Interior Walls Type Wood Frame Metal Frame Sheetrock Stucco		1					SHEETROCK SOME WITH WATER DAMAGE AND EVIDENCE OF MOLD AND MILDEW. NEEDS REPLACED AND FRAME TREATED TO KILL MOLD GROWTH.
Ceilings Type: Sheetrock Stucco Ceiling Tile		1					SHEETROCK SOME WITH WATER DAMAGE AND EVIDENCE OF MOLD AND MILDEW. NEEDS REPLACED AND FRAME TREATED TO KILL MOLD GROWTH.
Flooring Underlay Type: 1x6 center match OSB Plywood			2				PLYWOOD UNDERLAY NEEDS REPLACED. SHOWS EVIDENCE OF WATER DAMAGE.
Flooring Surfaces Type: Carpet Linoleum Hard Wood Vinyl		1					ALL FLOOR COVERING NEEDS REPLACED. DUE TO THE ROOF LEAK IT IS WAVING AND COMING UP FROM THE UNDERLAY.
Electrical							ACTIVE
Heating							ACTIVE
Plumbing							ACTIVE
In my opinion, this structure		is	XX	is not	Suitable for human habitation.		
In my opinion this structure	XX	is		is not	Physically feasible for rehabilitation.		
In my opinion, this structure	XX	is		is not	Economically feasible for rehabilitation.		
In my opinion, this structure	XX	is		is not	A public safety hazard and should be condemned immediately.		
<b>EMERGENCY ACTION IS WARRANTED: YES NO XX</b>							
<b>HOME WAS NOT SECURE AT TIME OF INSPECTION.</b>							
<b>Tim Renshaw, Chief Building Inspector</b>							<b>David Cooley, Code Enforcement</b>
							
<b>Municipal Building, 300 South Church Jonesboro, Ar./ Phone 870-336-7194/ Fax 870-336-1358</b>							

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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	\$	
<b>Total Postage and Fees</b>	\$	
Sent To	Gateway Mortgage Group LLC	
Street and Apt. No., or PO Box No.	244 Gateway Pl	
City, State, ZIP+4®	Jenks, OK 74037	

