



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

870-933-4658

AFFIDAVIT

James W + Jessy T Harrell
562 County Road 765
Brookland, AR 72417

RE: 1301 W Huntington 01-143133-17100

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 28th day of March, 2023

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 28th day of March, 2023.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



Invoice# : 66438

Case# : 0

Notice Mailed Prior to 4/2/2023

James W. & Jessy T Harrell
562 County Road 765
Brookland, AR 72417

Subject: 1301 W Huntington Parcel# 01-143133-17100

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 5/2/2023.

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,

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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

\$

Postmark
Here

Postage

MAR 28 2023

\$

Total Postage and Fees

\$

Sent To

James W + Jessy J Harrell

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

562 County Road 765

City, State, ZIP+4®

Brookland, AR 72417

7022 2410 0003 0083 7496



INVOICE

Invoice #: 329042
Invoice Date: 10/24/2022
File Number: 22-082345-300

To:

City of Jonesboro
Attention: David Cooley
519 West Washington
P.O. Box 1845
Jonesboro, AR 72401-1845

From:

Lenders Title Company
Kristin McLaughlin
2207 Fowler Avenue
Jonesboro, AR 72401
870-935-7410

In Re: **James W. Harrell and Jessy T. Harrell - 1301 Huntington, Jonesboro, AR. Parcel: 01-143133-17100**

Description	Amount	Total
Title Search	\$150.00	\$150.00
	Total	\$150.00

Thank you for your business!

Please Remit To:

Lenders Title Company
2207 Fowler Avenue
Jonesboro, AR 72401
870-935-7410



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

LIMITED TITLE SEARCH

Date: October 24, 2022
Prepared For: City of Jonesboro - Code Enforcement
File Number: 22-082345-300 (1301 Huntington, Jonesboro, AR 72401)

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 September 17, 1982 at 7:30 a.m. to October 3, 2022 at 7:30 a.m.:

Lot 18 in Block "B" of Oakhurst Addition to the City of Jonesboro, Arkansas, subject to easements and rights of way of record.

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

DEED CHAIN:

WARRANTY DEED from John E. Rudeen and Patricia Ann Rudeen, his wife, to Lila M. Cooksey, a single person, dated September 17, 1982 and recorded September 17, 1982 in Deed Record 298 Page 462 in the records of Jonesboro, Craighead County, Arkansas. (Lots 17 & 18)

WARRANTY DEED from Terry D. Cooksey and Sandi L. Cooksey, husband and wife, to Terry D. Cooksey and Sandi L. Cooksey, husband and wife, dated November 2, 2011 and recorded November 2, 2011 in Instrument No. JB2011R-016738 in the records of Jonesboro, Craighead County, Arkansas. (Lots 17 & 18)

WARRANTY DEED from Terry D. Cooksey and Sandi L. Cooksey, husband and wife, to Gail Clark, a single person, dated August 11, 2014 and recorded August 13, 2014 in Instrument No. JB2014R-012999 in the records of Jonesboro, Craighead County, Arkansas. (Lots 17 & 18)

WARRANTY DEED from Gail Clark, a single person, to James Harrell and Jessy T. Harrell, husband and wife, as tenants by the entirety, dated April 21, 2017 and recorded April 24, 2017 in Instrument No. 2017R-006947 in the records of Jonesboro, Craighead County, Arkansas. (Lots 17 & 18)

WARRANTY DEED from James Harrell and Jessy T. Harrell, as husband and wife, to OGM Group AR, LLC, dated May 21, 2021 and recorded May 28, 2021 in Instrument No. 2021R-012990 in the records of Jonesboro, Craighead County, Arkansas. (Lots 17 & 18)

SCRIVENER'S AFFIDAVIT correcting legal description as to Lot 17 only for warranty deed recorded May 28, 2021 in Instrument No. 2021R-012990, dated April 12, 2022 and recorded April 13, 2022 in Instrument No. 2022R-008198 in the records of Jonesboro, Craighead County, Arkansas. (Lot 17)

OPEN MORTGAGE AND/OR LIEN:

MORTGAGE executed by James Harrell and Jessy T. Harrell, husband and wife in favor of Simmons Bank, dated April 21, 2017 in the original sum of \$64,500.00 and recorded April 24, 2017 in Instrument No. 2017R-006948 in the records of Jonesboro, Craighead County, Arkansas. Modification of said Mortgage recorded May 13, 2020 in Instrument No. 2020R-010374 in the records of Jonesboro, Craighead County, Arkansas. (Lots 17 & 18)

MORTGAGE AND SECURITY AGREEMENT executed by OGM Group AR, LLC in favor of Aloha Capital, LLC, dated May 20, 2021 in the original sum of \$180,720.00 and recorded May 28, 2021 in Instrument No. 2021R-012991 in the records of Jonesboro, Craighead County, Arkansas. (Lots 17 & 18)

COLLATERAL ASSIGNMENT OF LEASES AND RENTS executed by OGM Group AR, LLC in favor of Aloha Capital, LLC, dated May 20, 2021 in the original sum of \$180,720.00 and recorded May 28, 2021 in Instrument No. 2021R-012992 in the records of Jonesboro, Craighead County, Arkansas. (Lots 17 & 18)

Parcel No. 01-143133-17100: 2021 taxes paid in the amount of \$359.54 on 10/17/2022 with receipt no. 46106.

Judgments have been checked on James Harrell and Jessy T. Harrell during the aforementioned period, and the following were found:

NONE.

If tax information was requested, please see the attached tax certificate for the real property tax information as to the above described property.

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



By: Kristin Paige McLaughlin

Arkansas Insurance Department
Contact Information:

Arkansas Insurance Department
1 Commerce Way, Suite 102
Little Rock, AR 72202
(800) 852-5494
(501) 371-2640

FACTS**WHAT DOES Lenders Title Company DO WITH YOUR PERSONAL INFORMATION?**

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and credit history • transaction history and mortgage rates and payments • purchase history and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Lenders Title Company chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Lenders Title Company Can you limit this sharing? share?	
For our everyday business purposes— such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes— to offer our products and services to you	Yes	No
For joint marketing with other financial companies	Yes	No
For our affiliates' everyday business purposes— information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness	No	No
For our affiliates to market to you	No	No
For nonaffiliates to market to you	No	No

Questions?	Call 501-225-3519 or go to www.lenderstitlegroup.com
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Who we are

Who is providing this notice?

Lenders Title Company

What we do

How does Lenders Title Company protect my personal information?

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does Lenders Title Company collect my personal information?

We collect your personal information, for example, when you

- provide account information or give us your contact information
- pay us by check or make a wire transfer
- show us your government-issued ID

We also collect personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only

- sharing for affiliates' everyday business purposes—information about your creditworthiness
- affiliates from using your information to market to you
- sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

Definitions

Affiliates

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Our affiliates include companies such as our bank, mortgage companies, insurance companies, and securities brokerages.*

Nonaffiliates

Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- *We do not share with nonaffiliates so they can market to you.*

Joint marketing

A formal agreement between nonfinancial financial companies that together market financial products or services to you.

- *Our joint marketing partners include companies such as credit card issuers to inform you about their products and/or services.*

Other important information

State laws and individual companies may give you additional rights to limit sharing. Please consult your state laws regarding information sharing.



DATE	INVOICE NO
3/2/2023	0066438

BILL TO
James W. & Jessie T Harrell 562 County Road 765 Brookland, AR 72417

DUE DATE
4/6/2023

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

Code Enforcement Charges:

Filing Fee - 1301 W Huntington	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1301 W Huntington	1.00	100.00	100.00	0.00	0.00	100.00
Certified Postage for Notices - 1301 W Huntington	1.00	39.25	39.25	0.00	0.00	39.25
Title Search - 1301 W Huntington	1.00	150.00	150.00	0.00	0.00	150.00
Demolition Charge - 1301 W Huntington	1.00	4,499.99	4,499.99	0.00	0.00	4,499.99
Standard Postage for Notices - 1301 W Huntington	1.00	3.00	3.00	0.00	0.00	3.00

INVOICE TOTAL: 4,807.24 0.00 0.00 4,807.24

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: James W. & Jessie T Harrell
Customer No: 023751
Account No: 0035684 - Code Enforcement Charges

DUE DATE	INVOICE NO
4/6/2023	0066438

Please remit payment by the due date to:

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

Invoice Total:	4,807.24
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	4,807.24

INVOICE BALANCE: \$4,807.24
AMOUNT PAID: _____



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

870-933-4658

AFFIDAVIT

James + Jessy Harrell
562 CR 765
Brookland, AR 72417

RE: 1301 Huntington 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 28th day of December, 2022.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 28th day of December, 2022.

[Signature]
Notary Public



My commission expires: May 20, 2032



**CITY OF JONESBORO
CODE ENFORCEMENT**

NOTICE TO REPAIR OR REMOVE

Via: Certified Mail

Date: 12/28/2022

To: James & Jessy Harrell
562 CR 765
Brookland, AR 72417
Mobile: 870-919-1128

Subject: 1301 HUNTINGTON
JONESBORO, AR 72401

Dear James & Jessy Harrell.

At its meeting on December 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

CE22-1004

*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-242-2022

File Number: RES-22:219

Enactment Number: R-EN-242-2022

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO
CONDEMN PROPERTY LOCATED AT: 1301 Huntington Ave. Jonesboro, AR 72401 Parcel #:
01-143133-17100

OWNER: James w. & Jessy T. Harrell


LEGAL DESCRIPTION: Lot 18 in Block "B" of Oakhurst Addition to the City of Jonesboro, Arkansas,
subject to easements and rights of way of record.

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.

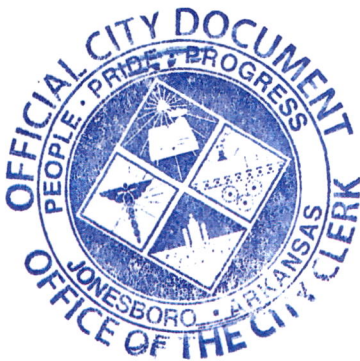
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property
located at: 1301 Huntington Ave. Jonesboro, AR 72401.


PASSED AND APPROVED THIS 20TH DAY OF DECEMBER, 2022.



Harold Copenhaver, Mayor

Date 12-22-22



ATTEST: 

April Leggett, City Clerk

Date 12-22-22

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OFFICIAL USE

Certified Mail Fee

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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 \$ _____

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

James & Jessy Harrell

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

562 CR 765

City, State, ZIP+4®

Brookland, AR 72417

7022 2410 0003 0083 5225





AFFIDAVIT

James + Jessy Harrell
562 CR 765
Brookland, AR 72417

RE: 1301 Huntington 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 15th day of September, 2022.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 15th day of September, 2022.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



**CITY OF JONESBORO
CODE ENFORCEMENT**

Notice of Violation

Date: 09/15/2022

James & Jessy Harrell
562 CR 765
Brookland, AR 72417
Mobile: 870-919-1128

SUBJECT: 1301 HUNTINGTON
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

CE22-1004

Sign if served in person

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:	SEPTEMBER 15, 2022	CASE NUMBER: CE22-1004
PROPERTY ADDRESS:	1301 HUNTINGTON AVE.	
PROPERTY OWNER:	JAMES W & JESSY T HARRELL	

THE HOME IS ON PIER FOUNDATION. THE FRONT PORCH IS PLYWOOD WHICH IS CURLING AND SAGGING IN PLACES. THE PORCH IS ALSO SOFT AND FEELS UNSAFE IN PLACES. THE EXTERIOR IS A MIXTURE OF SIDING. THE SILL PLATE ON THE NORTHEAST CORNER OF THE HOME IS EXPOSED AND ROTTING. THE SILL PLATE NEEDS TO BE REAPIRED OR REPLACED. THE INTERIOR FLOOR HAS ELEVATION CHANGES, WHICH COULD MEAN DAMAGED FLOOR JOISTS. ALL JOISTS NEED TO BE INSPECTED, REPAIRED, AND/OR REPLACED AS NEEDED. THE FLOOR UNDERLAY ALSO NEEDS REPAIRED AND/OR REPLACED. MUCH OF THE WALLS AND CEILING HAVE HAD THE PLASTER REMOVED EXPOSING THE STUDS, SLATS, AND ELECTRICAL. THERE HAS BEEN SOME PLUMBING WORK DONE WITHOUT PERMITS AND A STOP WORK ORDER WAS PREVIOUSLY POSTED. THE ROOF IS SAGGING. UNDERLAY AND SHINGLES NEED REPLACED. SOME OF THE WINDOWS ARE BROKEN AND MUST BE REPAIRED OR REPLACED. THERE IS GRAFFITI INSIDE THE HOME DUE TO IT BEING UNSECURED. THE SECOND FLOOR WAS NOT FULLY INSPECTED DUE TO MISSING FLOOR AND SAFETY CONCERNS. THE HOME MUST BE RAZED OR REPAIRED, WITH PROPER PERMITS, 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	<input type="checkbox"/>	Is	<input checked="" type="checkbox"/>	Is not	Suitable for human habitation.
In my opinion, this structure	<input checked="" type="checkbox"/>	Is	<input type="checkbox"/>	Is not	Physically feasible for rehabilitation.
In my opinion, this structure	<input type="checkbox"/>	Is	<input checked="" type="checkbox"/>	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	<input checked="" type="checkbox"/>	Is	<input type="checkbox"/>	Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement

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OFFICIAL
310 EAST ST
72401

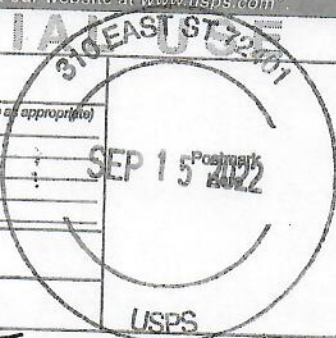
Certified Mail Fee

- Extra Services & Fees (check box, add fee if 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 **James + Jessy Harrell**
Street and Apt. No., or PO Box No. **562 CR 765**
City, State, ZIP+4® **Brookland, AR 72417**



7021 2720 0001 4894 8625



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT



RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	SEPTEMBER 15, 2022	CASE NUMBER: CE22-1004
PROPERTY ADDRESS:	1301 HUNTINGTON AVE.	
PROPERTY OWNER:	JAMES W & JESSY T HARRELL	

THE HOME IS ON PIER FOUNDATION. THE FRONT PORCH IS PLYWOOD WHICH IS CURLING AND SAGGING IN PLACES. THE PORCH IS ALSO SOFT AND FEELS UNSAFE IN PLACES. THE EXTERIOR IS A MIXTURE OF SIDING. THE SILL PLATE ON THE NORTHEAST CORNER OF THE HOME IS EXPOSED AND ROTTING. THE SILL PLATE NEEDS TO BE REAPIRED OR REPLACED. THE INTERIOR FLOOR HAS ELEVATION CHANGES, WHICH COULD MEAN DAMAGED FLOOR JOISTS. ALL JOISTS NEED TO BE INSPECTED, REPAIRED, AND/OR REPLACED AS NEEDED. THE FLOOR UNDERLAY ALSO NEEDS REPAIRED AND/OR REPLACED. MUCH OF THE WALLS AND CEILING HAVE HAD THE PLASTER REMOVED EXPOSING THE STUDS, SLATS, AND ELECTRICAL. THERE HAS BEEN SOME PLUMBING WORK DONE WITHOUT PERMITS AND A STOP WORK ORDER WAS PREVIOUSLY POSTED. THE ROOF IS SAGGING. UNDERLAY AND SHINGLES NEED REPLACED. SOME OF THE WINDOWS ARE BROKEN AND MUST BE REPAIRED OR REPLACED. THERE IS GRAFFITI INSIDE THE HOME DUE TO IT BEING UNSECURED. THE SECOND FLOOR WAS NOT FULLY INSPECTED DUE TO MISSING FLOOR AND SAFETY CONCERNS. THE HOME MUST BE RAZED OR REPAIRED, WITH PROPER PERMITS, 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	XX	Is		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 NO **XX**

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	



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

870-933-4658

AFFIDAVIT

James & Jessy Harrell
562 CR 765
Brookland, AR 72417

RE: 1301 Huntington 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 17th day of November, 2022.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 18th day of November, 2022.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



**CITY OF JONESBORO
CODE ENFORCEMENT**

NOTICE OF CONDEMNATION ACTION

Date: 11/16/2022

To: James & Jessy Harrell
562 CR 765
Brookland, AR 72417
Mobile: 870-919-1128

Subject: 1301 HUNTINGTON , JONESBORO, AR 72401

Dear James & Jessy Harrell,

This is notification that the property located at: 1301 HUNTINGTON , JONESBORO, AR 72401 will be placed on the agenda for condemnation before the City Council of the City of Jonesboro on: December 20, 2022 or if postponed, at any other meeting as designated by City Council.

The Council will meet at 5:30pm at the Municipal Building at 300 S. Church on that date.

You have the right to appear to contest this action.

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
Jonesboro, AR 72401

CE22-1004

Sign if served in person

Code Enforcement Officer Signature, if delivered
in person

Property Owner/Interested Party Signature,
if delivered in person

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

James & Jessy Harrell

Street and Apt. No. or PO Box No.

562 CR 765

City, State, ZIP+4®

Brookland, AR 72417

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

See Reverse for Instructions

7021 2720 0000 4355 1692

