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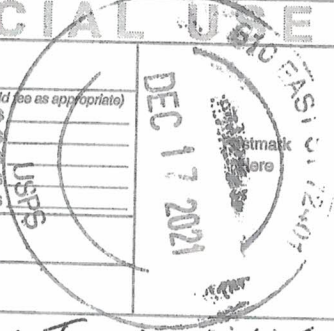
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Texas Investments LLC

804 S Gee St

Jonesboro, AR 72401



7201 0950 0001 9208 1663

PS Form 3800, April 2015 PSN 7580-02-000-9047

See Reverse for Instructions



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

870-933-4658

AFFIDAVIT

clslas Investments LLC
804 S. Bee St.
Jonesboro, AR 72401

RE: 4104 Manila, 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 17 day of December, 2021.

[Signature]
Michael Tyner
Jonesboro Code Enforcement

Subscribed and sworn to before me the 17th day of December, 2021.

Tosha Moss
Notary Public



My commission expires: Jan. 17, 2024



Invoice# : 65276

Friday, December 17, 2021

Islas Investments LLC
804 S Gee ST.
Jonesboro, AR 72401

Subject: 4104 Manila, 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 1/18/2021.

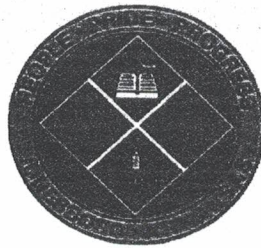
The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

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,

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



DATE	INVOICE NO
11/9/2021	0065276

BILL TO
Islas Investments LLC 804 S Gee St Jonesboro, AR 72401

DUE DATE
11/30/2021
BALANCE

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 4104 Manila	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 4104 Manila	1.00	100.00	100.00	0.00	0.00	100.00
Mowing and Trimming - 4104 Manila	1.00	60.00	60.00	0.00	0.00	60.00
INVOICE TOTAL:			175.00	0.00	0.00	175.00

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.


Jonesboro Code Enforcement

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Islas Investments LLC
Customer No: 021705
Account No: 0035254 - Mowing Acct 4104 Manila St

DUE DATE	INVOICE NO
11/30/2021	0065276

Please remit payment by the due date to:

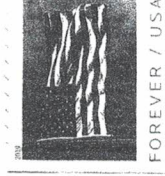
City of Jonesboro
300 South Church Street
PO Box 1845
Jonesboro, AR 72403

Invoice Total:	175.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	175.00

INVOICE BALANCE: \$175.00
AMOUNT PAID: _____



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



Islas Investments LLC
804 S Geet ST
Jonesboro, AR 72401



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 11-09-21

To: Tosha Moss

Property Address: 4104 Manila APN# 01-144271-06600

Jonesboro, AR 72401

Need to send the following charges to this person.

Property Owner: ISLAS INVESTMENTS LLC
804 GEE ST
Jonesboro, AR 72401-3309

<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

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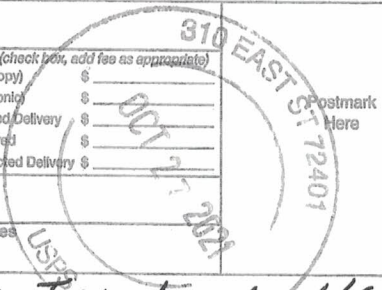
Islas Investments LLC

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

804 S Gee St

City, State, ZIP+4®

Jamesboro, AR 72401





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

870-933-4658

AFFIDAVIT

Isias Investments LLC
804 S. Gee Street
Jonesboro, AR 72401

RE: 4104 Manila 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 27 day of October, 2021.

Michael Tyner
Michael Tyner
Jonesboro Code Enforcement

Subscribed and sworn to before me the 27th day of October, 2021.

Tosha Moss
Notary Public



My commission expires: Jan. 17, 2024



**CITY OF JONESBORO
CODE ENFORCEMENT**

NOTICE TO BOARD AND SECURE

Via: Certified Mail

Date: 10/25/2021

To: Islas Investments LLC
804 S Gee St
Jonesboro, AR 72401

Subject: 4104 Manila
Jonesboro, AR 72401

Dear . Islas Investments LLC

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 seven (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
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: 10/25/2021

TO: Islas Investments LLC

804 S Gee St

Jonesboro, AR 72401

In regards to property located at 4104 Manila
Jonesboro, AR 72401.

Our records show that you own the property listed above. We have observed that the grass and weeds are overgrown. We are sending this letter and allowing you the chance to correct the violation that is mentioned below by 11-05-2021. If the issue is not corrected by the date listed, the City will mow and weed eat, 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

Section 1. Sec. 105-1 - Unsafe Building/Unsecure Building

2. Sec. 30-5 - Overgrown Grass, Weeds, Vines, or Low hanging Limbs


Mike McQuay

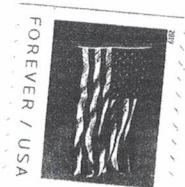
(870)351-4258

Code Enforcement Officer



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

Islas Investments LLC
804 S Geet ST
Jonesboro, AR 72401



7020 0090 0000 0600 0207

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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	\$	
Total Postage and Fees	\$	
Sent To: <i>Islas Investments LLC</i>		
Street and Apt. No., or PO Box No.: <i>804 S Gee St</i>		
City, State, ZIP+4®: <i>Jonesboro, AR 72401</i>		

