



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

870-933-4658

AFFIDAVIT

Warren Land Co LLC
3524 Oakmont Dr
Jonesboro, AR 72404

RE: 4605 Gregory Cv 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 27th day of July, 2023.

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



Notice of Violation

07/26/2023

WARREN LAND CO LLC
3524 OAKMONT DR
JONESBORO AR 72404

Case #: 233625

In regards to property located at: 4605 GREGORY CV, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property needs mowed and trimmed. Property needs to be mowed at least every two weeks. This is the only notice you will receive this year. 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 08/08/2023. If the issue is not corrected by the date listed, the City will Mow and trim, 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

30-5 Unsightly or Unsanitary Conditions

Call me direct at 870-273-2129 as soon as you receive this letter. Please read last sentence very carefully.

Sincerely,

Blake Nichols
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

9589 0710 5270 0630 0162 01

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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
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Postage

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Total Postage and Fees

\$ _____

Sent To

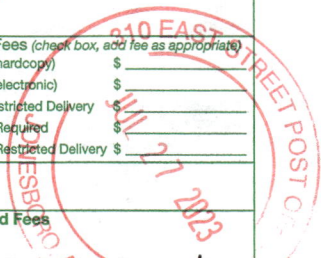
Warren Land Co LLC

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

3524 Oakmont Drive

City, State, ZIP+4®

Jonesboro, AR 72404





CITY OF JONESBORO

Code Enforcement

Request For Invoice

Date: 9-29-23

To: Tosha Moss

Case #: 235332

Property Address: 4605 Gregory Cv APN# 01-144113-02600
Jonesboro, AR 72401

Comply by Date: 8-8-23

Letter Sent on: 7-27-23

Need to send the following charges to this person.

Property Owner:
Warren Land Co LLC
3524 Oakmont Dr
Jonesboro, AR 72404-9523

<u>ITEMS</u>	<u>AMOUNTS</u>
Mowing and trimming	\$ 60.00
Admin Fees	\$ 200.00
Filing Fees	\$ 15.00
<hr/>	
Total	\$ 275.00

Thank you,

Mike McQuay
Jonesboro Police Department
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



DATE	INVOICE NO
9/29/2023	0067341

BILL TO
Warren Land Co LLC 3524 Oakmont Dr Jonesboro, AR 72404

DUE DATE
11/14/2023

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 4605 Gregory Cv	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 4605 Gregory Cv	1.00	200.00	200.00	0.00	0.00	200.00
Mowing and Trimming - 4605 Gregory Cv	1.00	60.00	60.00	0.00	0.00	60.00
INVOICE TOTAL:			275.00	0.00	0.00	275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Warren Land Co LLC
Customer No: 024081
Account No: 0035838 - Code Enforcement Charges

DUE DATE	INVOICE NO
11/14/2023	0067341

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:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	275.00

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____



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Warren Land Co LLC
3524 Oakmont Dr
Jonesboro, AR 72404-9523

RE: 4605 Gregory Cv Jonesboro, AR 72401

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Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 10th day of October, 2023.

Sharon McIntosh
Notary Public

My commission expires: May 20, 2032





DATE	INVOICE NO
9/29/2023	0067341

BILL TO
Warren Land Co LLC 3524 Oakmont Dr Jonesboro, AR 72404

DUE DATE
11/14/2023

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9589 0710 5270 1328 0371 64

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

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City, State, ZIP+4®

Jonesboro, AR 72404-9523



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Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 20th day of November, 2023.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



Invoice# : 0067341

Case# : 235332

Notice Mailed Prior to 11/17/2023

Warren Land Co LLC
3524 Oakmont Dr
Jonesboro, AR 72404-9523

Subject: 4605 Gregory Cv, Jonesboro, AR 72401 Parcel# 01-144113-02600

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 12/19/23.

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

9589 0710 5270 0132 3740 07

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