



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

870-933-4658

AFFIDAVIT

Sean K Davis  
1705 S Church  
Jonesboro, AR 72401

RE: 607 S Culberhouse 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 28<sup>th</sup> day of March, 2023.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 28<sup>th</sup> day of March, 2023.

Sharon McIntosh  
Notary Public



My commission expires: May 20, 2032



Invoice# : 66408
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Case# : 20-7735
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Notice Mailed Prior to 4/2/2023

Sean K. Davis  
1705 S Church  
Jonesboro, AR 72401

Subject: 607 S Culberhouse, Jonesboro, AR 72401 Parcel# 01-143134-16500

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

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- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

MAR 28 2023

Postmark  
Here

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Total Postage and Fees

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Sent To

Sean K Davis

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

1705 S Church

City, State, ZIP+4®

Jonesboro, AR 72401

7022 2410 0003 0083 7502



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

### **LIMITED TITLE SEARCH**

Date: September 14, 2022  
Prepared For: City of Jonesboro - Code Enforcement  
File Number: 22-082196-300

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 January 1, 1992 at 8:00 A.M. to September 2, 2022 at 7:30 A.M.:

The North 60 feet of the East 90 feet of Lot 1 in Block "B" of Nisbett's Addition to the City of Jonesboro, Arkansas, as shown by plat of record in Deed Book 18 at Page 43 at Jonesboro, Arkansas, subject to easements as shown on recorded plat.

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

#### **30 Year Chain of Title:**

WARRANTY DEED executed by Eddie L. Henry and Shirley Ann Henry, husband and wife, in favor of Junior O. Thomason and Virginia L. Thomason, husband and wife, dated January 21, 1978, filed January 25, 1978 and recorded in Deed Record 253 page 281 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED executed by Virginia Thomason, an unmarried person, in favor of Donald LaFarlette and Betty LaFarlette, husband and wife, dated September 4, 1997, filed September 5, 1997 and recorded in Deed Record 547 page 536 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED executed by Donald LaFarlette and Betty LaFarlette, his wife, in favor of The James Ball Trust, dated June 6, 2000, filed June 9, 2000 and recorded in Deed Record 592 page 516 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED executed by James F. Ball, Trustee of the James F. Ball Trust in favor of Geni Marie McFarland, dated October 7, 2003, filed October 8, 2003 and recorded in Deed Record 656 page 433 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED executed by Geni Marie Miles f/k/a Geni Marie McFarland, an unmarried person, in favor of Sean Davis, dated October 25, 2019, filed October 29, 2019 and recorded as

Instrument No. 2019R-022206 in the records of Jonesboro, Craighead County, Arkansas.

**Open Mortgages/Deeds of Trust:**

Mortgage executed by Sean Davis, a single person, in favor of Centennial Bank, dated October 25, 2019, filed October 29, 2019 and recorded as Instrument No. 2019R-022207 in the records of Jonesboro, Craighead County, Arkansas, securing the obligations and indebtedness therein.

**Tax Information:**

State and County Taxes for the years 2020 and prior have been paid. Taxes for 2021 are now due and payable.

Parcel No. 01-143134-16500

Judgments have been checked on Sean Davis, Geni Marie Miles and Geni Marie McFarland during the aforementioned period, and the following were found:

NONE

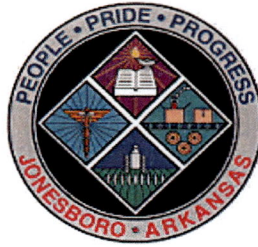
This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded 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: Tara V. Pierce



DATE	INVOICE NO
2/17/2023	0066408

BILL TO
Sean K. Davis 1705 S Church Jonesboro, AR 72401

DUE DATE
3/21/2023

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 5,298.46

Code Enforcement Charges:

Filing Fee- 607 S Culberhouse	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee- 607 S Culberhouse	1.00	100.00	100.00	0.00	0.00	100.00
Certified Postage for Notices- 607 S Culberhouse	1.00	30.50	30.50	0.00	0.00	30.50
Standard Postage for Notices- 607 S Culberhouse	1.00	2.96	2.96	0.00	0.00	2.96
Title Search #01-143134-16500	1.00	150.00	150.00	0.00	0.00	150.00
Demolition Charge- 607 S Culberhouse	1.00	5,000.00	5,000.00	0.00	0.00	5,000.00

**INVOICE TOTAL: 5,298.46 0.00 0.00 5,298.46**

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Sean K. Davis  
Customer No: 023714  
Account No: 0035679 - Mowing Account

DUE DATE	INVOICE NO
3/21/2023	0066408

**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: 5,298.46  
Discounts: 0.00  
Credit Applied: 0.00  
Ending Balance: 10,596.92

**INVOICE BALANCE: \$5,298.46**  
**AMOUNT PAID: \_\_\_\_\_**



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

870-933-4658

AFFIDAVIT

Sean K Davis  
1705 S Church  
Jonesboro, AR 72401

RE: 607 S Culberhouse 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 17<sup>th</sup> day of November, 2022.

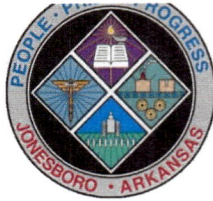
Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 18<sup>th</sup> day of November, 2022.

Sharon McIntosh  
Notary Public



My commission expires: May 20, 2032



**CITY OF JONESBORO  
CODE ENFORCEMENT**

**NOTICE TO REPAIR OR REMOVE**

Via: Certified Mail

Date: 11/17/2022

To: Sean K Davis  
1705 S Church  
Jonesboro, AR 72401  
Home: (870)275-8989

Subject: 607 S CULBERHOUSE  
JONESBORO, AR 72401

Dear Sean K Davis.

At its meeting on November 15, 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 Cooly  
Code Enforcement Officer  
CE20-7735

*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-207-2022

File Number: RES-22:182

Enactment Number: R-EN-207-2022

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 607 S. Culberhouse St. Jonesboro, AR 72401 Parcel 01-143134-16500, OWNER: Sean K. Davis

LEGAL DESCRIPTION: The North 60 feet of the East 90 feet of Lot 1 in Block "B" of Nisbett's Addition to the City of Jonesboro, Arkansas, as shown by plat of record in Deed Book 18 at Page 43 at Jonesboro, Arkansas, subject to easements as shown on recorded plat.


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: 607 S. Culberhouse St. Jonesboro, AR 72401.

PASSED AND APPROVED THIS 15TH DAY OF NOVEMBER, 2022.



  
\_\_\_\_\_  
Harold Copenhaver, Mayor

Date 11-16-22

ATTEST:   
\_\_\_\_\_  
April Leggett, City Clerk

Date 11-16-22

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

- |  |    |       |
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| <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

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Sent To

Sean K Davis

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

1705 S. Church

City, State, ZIP+4®

Jonesboro AR 72401



USPS

7021 2720 0000 4355 1777



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

870-933-4658

AFFIDAVIT

Sean K Davis  
1705 S. Church  
Jonesboro, AR 72401

RE: 607 S Culberhouse 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<sup>th</sup> day of July, 2022.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 5<sup>th</sup> day of July, 2022.

Tosha Moss  
Notary Public



My commission expires: Jan. 17, 2024



**CITY OF JONESBORO  
CODE ENFORCEMENT**

Notice of Violation

Date: 07/05/2022

Sean K Davis  
1705 S Church  
Jonesboro, AR 72401  
Home: (870)275-8989

SUBJECT: 607 S CULBERHOUSE  
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

CE20-7735

**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:	<b>JULY 5, 2022</b>	CASE NUMBER: CE20-7735
PROPERTY ADDRESS:	<b>607 S. CULBERHOUSE</b>	
PROPERTY OWNER:	<b>SEAN K. DAVIS</b>	

THE HOME IS BUILT ON A BRICK AND BLOCK FOUNDATION THAT HAS BEEN REPAIRED PREVIOUSLY BUT HAS CRACKS, MORTER MISSING IN PLACES, AND NEEDS TO REPAIR. THE SIDING IS COMING OFF OR IS MISSING IN PLACES. THE SIDING NEEDS REPAIRED OR REPLACED. SOME OF THE WALLS ARE NO LONGER STRAIGHT AND ARE LEANING. THE ROOF HAS MANY HOLES THROUGH THE UNDERLAY AND IS SAGGING. THERE ARE SHINGLES MISSING ALL OVER THE ROOF. THE SHINGLES, ROOF, AND JOISTS NEEDS REPAIRED OR REPLACED. THE SOFFIT IS ROTTING AND HAS HOLES IN IT FROM WILDLIFE. THE SOFFIT NEEDS REPLACED. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.  
PROPERTY WAS SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	<b>XX</b>	Is not	Suitable for human habitation.
In my opinion, this structure		Is	<b>XX</b>	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	<b>XX</b>	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	<b>XX</b>	Is		Is not	A public safety hazard and should be condemned immediately.

**EMERGENCY ACTION IS WARRANTED: YES NO **XX****

<b>Tim Renshaw, Chief Building Inspector</b> 	<b>David Cooley, Code Enforcement</b> 
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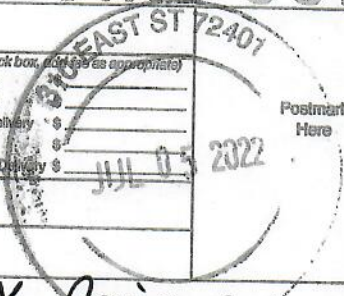
7020 0090 0000 7685 9430

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<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 Fee	\$



Sent To	Sean K Davis
Street and Apt. No., or PO Box No.	1705 S. Church
City, State, ZIP+4®	Jonesboro, AR 72401



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT



**RESIDENTIAL BUILDING INSPECTION REPORT**

DATE OF INSPECTION:	<b>JULY 5, 2022</b>	CASE NUMBER: CE20-7735
PROPERTY ADDRESS:	<b>607 S. CULBERHOUSE</b>	
PROPERTY OWNER:	<b>SEAN K. DAVIS</b>	

THE HOME IS BUILT ON A BRICK AND BLOCK FOUNDATION THAT HAS BEEN REPAIRED PREVIOUSLY BUT HAS CRACKS, MORTER MISSING IN PLACES, AND NEEDS TO REPAIR. THE SIDING IS COMING OFF OR IS MISSING IN PLACES. THE SIDING NEEDS REPAIRED OR REPLACED. SOME OF THE WALLS ARE NO LONGER STRAIGHT AND ARE LEANING. THE ROOF HAS MANY HOLES THROUGH THE UNDERLAY AND IS SAGGING. THERE ARE SHINGLES MISSING ALL OVER THE ROOF. THE SHINGLES, ROOF, AND JOISTS NEEDS REPAIRED OR REPLACED. THE SOFFIT IS ROTTING AND HAS HOLES IN IT FROM WILDLIFE. THE SOFFIT NEEDS REPLACED. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.  
PROPERTY WAS SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	<b>XX</b>	Is not	Suitable for human habitation.
In my opinion, this structure		Is	<b>XX</b>	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	<b>XX</b>	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	<b>XX</b>	Is		Is not	A public safety hazard and should be condemned immediately.

**EMERGENCY ACTION IS WARRANTED: YES NO **XX****

<b>Tim Renshaw, Chief Building Inspector</b> 	<b>David Cooley, Code Enforcement</b> 
---	---



AFFIDAVIT

Sean K Davis  
1705 S Church  
Jonesboro, AR 72401

RE: 607 S Culberhouse Jonesboro, AR 72401

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Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 20<sup>th</sup> day of October, 2022.

Sharon Mcintosh  
Notary Public



My commission expires: May 20, 2032





**CITY OF JONESBORO**  
**CODE ENFORCEMENT**  
**NOTICE OF CONDEMNATION ACTION**

Date: 10/19/2022

To: Sean K Davis  
1705 S Church  
Jonesboro, AR 72401  
Home: (870)275-8989

Subject: 607 S CULBERHOUSE , JONESBORO, AR 72401

Dear Sean K Davis,

This is notification that the property located at: 607 S CULBERHOUSE , JONESBORO, AR 72401 will be placed on the agenda for condemnation before the City Council of the City of Jonesboro on: November 15, 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

CE20-7735

***Sign if served in person***

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Code Enforcement Officer Signature, if delivered  
in person

---

Property Owner/Interested Party Signature,  
if delivered in person

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| <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

Sean K Davis

USPS

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

1705 S Church St

City, State, ZIP+4®

Jonesboro, AR 72401

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

See Reverse for Instructions

7022 0410 0003 3176 9557

