



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

870-933-4658

AFFIDAVIT

J.M. Foster Properties LLC

P.O. Box 17123

Jonesboro, AR 72403-6720

RE: 1225 S Culberhouse St 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 19th day of April, 2023.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 19th day of April, 2023.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



Notice to Board and Secure

04/19/2023

J&M FOSTER PROPERTIES LLC
PO Box 17123
Jonesboro AR 72403-6720

Case #: 231440

In regards to property located at 1225 S. Culberhouse St., Jonesboro, AR 72401

Dear J&M FOSTER PROPERTIES 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. 19:061)**

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.

Cell 870-926-1404

Sincerely,

David Cooley
Code Enforcement Officer



Notice of Violation

04/19/2023

J&M FOSTER PROPERTIES LLC
PO Box 17123
Jonesboro AR 72403-6720

Case #: 231442

In regards to property located at: 1225 S CULBERHOUSE, JONESBORO, 72401 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 are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 4-28-2023. If the issue is not corrected by the date listed, the City will hire a contractor to mow and trim the property, 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

Sincerely,

Clint Borden
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

J + M Foster Properties LLC

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

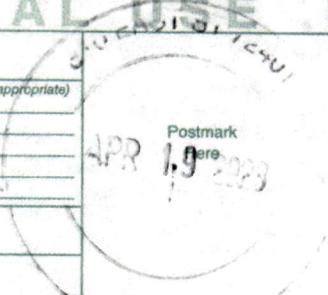
PO Box 17123

City, State, ZIP+4®

Jonesboro, AR 72403-6720

PS Form 3800, April 2015 PSN 7530-04-000-9047

See Reverse for Instructions





CITY OF JONESBORO

Code Enforcement

Request For Invoice

Date: 10-18-23

To: Tosha Moss

Case #: 235513

Property Address: 1225 S Culberhouse
Jonesboro, AR 72401

APN# 01-143241-17100

Comply by Date: 4-28-23 (4th Mowing)

Letter Sent on: 4-19-23

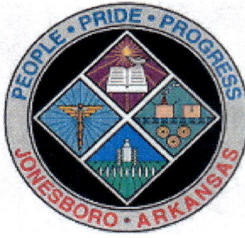
Need to send the following charges to this person.

Property Owner: J&M Foster Properties LLC
PO Box 17123
Jonesboro, AR 72403-6720

| <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 |
| 10/18/2023 | 0067367 |

| |
|--|
| BILL TO |
| J&M Foster Properties LLC PO Box 17123 Jonesboro, AR 72403 |

| |
|------------|
| DUE DATE |
| 11/24/2023 |

| DESCRIPTION | QUANTITY | EFFECTIVE RATE | AMOUNT | DISCOUNT | CREDIT | BALANCE |
|-------------|----------|----------------|--------|----------|--------|---------|
|-------------|----------|----------------|--------|----------|--------|---------|

PREVIOUS OUTSTANDING BALANCE 725.00

Code Enforcement Charges:

| | | | | | | |
|--|------|--------|--------|------|------|--------|
| Filing Fee - 1225 S Culberhouse | 1.00 | 15.00 | 15.00 | 0.00 | 0.00 | 15.00 |
| Admin. Fee - 1225 S Culberhouse | 1.00 | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 |
| Mowing and Trimming - 1225 S Culberhouse | 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: J&M Foster Properties LLC
Customer No: 023839
Account No: 0035731 - Code Enforcement Charges

| | |
|------------|------------|
| DUE DATE | INVOICE NO |
| 11/24/2023 | 0067367 |

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: | 1,000.00 |

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____



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

870-933-4658

AFFIDAVIT

J + M Foster Properties LLC

PO Box 17123

Jonesboro, AR 72403

RE: 1225 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 23rd day of October, 2023.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 23rd day of October, 2023.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



| | |
|------------|------------|
| DATE | INVOICE NO |
| 10/18/2023 | 0067367 |

| |
|--|
| BILL TO |
| J&M Foster Properties L.L.C PO Box 17123 Jonesboro, AR 72403 |

| |
|------------|
| DUE DATE |
| 11/24/2023 |

| DESCRIPTION | QUANTITY | EFFECTIVE RATE | AMOUNT | DISCOUNT | CREDIT | BALANCE |
|-------------|----------|----------------|--------|----------|--------|---------|
|-------------|----------|----------------|--------|----------|--------|---------|

PREVIOUS OUTSTANDING BALANCE 725.00

Code Enforcement Charges:

| | | | | | | |
|--|------|--------|--------|------|------|--------|
| Filing Fee - 1225 S Culberhouse | 1.00 | 15.00 | 15.00 | 0.00 | 0.00 | 15.00 |
| Admin. Fee - 1225 S Culberhouse | 1.00 | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 |
| Mowing and Trimming - 1225 S Culberhouse | 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: J&M Foster Properties L.L.C
Customer No: 023839
Account No: 0035731 - Code Enforcement Charges

| | |
|------------|------------|
| DUE DATE | INVOICE NO |
| 11/24/2023 | 0067367 |

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: | 1,000.00 |

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____

9589 0710 5270 0906 8898 29

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

\$ _____

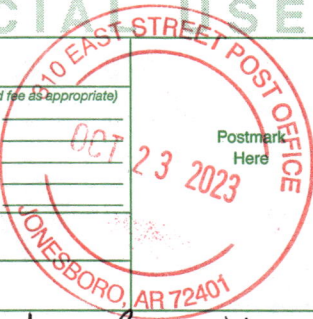
Sent To

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

J. M. Foster Properties LLC
PO Box 17123

City, State, ZIP+4®

Jonesboro, AR 72403-6720



Postmark
Here



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

870-933-4658

AFFIDAVIT

J o M Foster Properties LLC
PO Box 17123
Jonesboro, AR 72403 - 6720

RE: 1225 S Silberhouse 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 November, 2023.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

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

[Signature]
Notary Public

My commission expires: May 20, 2032





| |
|--------------------|
| Invoice# : 0067367 |
|--------------------|

| |
|----------------|
| Case# : 235513 |
|----------------|

Notice Mailed Prior to 11/17/2023

J&M Foster Properties LLC
PO Box 17123
Jonesboro, AR 72403-6720

Subject: 1225 S Culberhouse Parcel# 01-143241-17100

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 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 "S-R", 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 3741 75

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

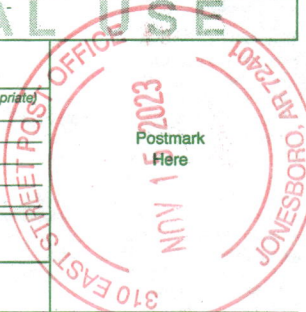
J & M Foster Properties LLC

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

PO Box 17123

City, State, ZIP+4®

Jonesboro, AR 72403-6720



Postmark
Here