



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

LIMITED TITLE SEARCH

Date: July 18, 2022
Prepared For: City of Jonesboro - Code Enforcement
File Number: 22-081950-300

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 August 6, 1974 at 12:25 P.M. to July 5, 2022 at 7:30 A.M.:

The West Half of Lot 4 in Block 3 of Broadaway's Addition to the City of Jonesboro, Arkansas.

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

30 Year Deed Chain

WARRANTY DEED executed by Allie Johnson Nash in favor of Lyneal Manning and Nelling Manning, husband and wife, as tenants by the entirety, dated July 22, 1974, filed August 6, 1974 and recorded in Deed Record 213 page 53 in the records of Jonesboro, Craighead County, Arkansas.

DECREE OF DIVORCE Case No. E-98-143 styled Nellie Manning vs. Lyneal Manning dated November 10, 1998, filed November 13, 1998 and recorded in Chancery Book 190 page 64 in the records of Craighead County, Arkansas. *Note: Said decree vests title to the property in Nellie Manning and Lyneal Manning as tenants in common, an undivided 1/2 interest each.

*Note: According to information found online, Lyneal Manning, Sr. passed away on October 13, 2011. See attached obituary.

Open Mortgages/Deeds of Trust

NONE

State and General Taxes for the year 2020 and Special Assessments for the year 2021 and prior years are paid. Taxes for the year 2021 and Special Assessments for the year 2022 are now due and payable.

Parcel No. 01-144184-11700

Judgments have been checked on Nellie Manning, Lyneal Manning, Sr., Alana Prunty, Nadine Coleman, Etta Fortson, Lyneal Manning, Jr., and Michael Manning during the aforementioned period, and the following were found:

Judgment against Nadine Coleman in favor of State of Arkansas Department of Finance and Administration, dated November 12, 2020, filed November 17, 2020 and recorded as Instrument No. 2020R-026421 in the records of Jonesboro, Craighead County, Arkansas.

Judgment against Lyneal Manning, Jr. in favor of State of Arkansas Office of Child Support Enforcement, dated April 7, 2008, filed April 16, 2008 and recorded in Judgment Book 70 page 345 and in Domestic Relations Book 281 page 512 in the records of Jonesboro, Craighead County, Arkansas.

Judgment against Lyneal Manning, Jr. in favor of State of Arkansas Office of Child Support Enforcement, dated September __, 2013, filed October 10, 2013 and recorded as Instrument No. JB2013J-002401 in the records of Jonesboro, Craighead County, Arkansas.

Judgment against Lyneal Manning, Jr. in favor of State of Arkansas Office of Child Support Enforcement, dated December 16, 2013, filed January 2, 2014 and recorded as Instrument No. JB2014J-000019 in the records of Jonesboro, Craighead County, Arkansas.

Judgment against Lyneal Manning, Jr. in favor of State of Arkansas Office of Child Support Enforcement, dated March 17, 2014, filed March 24, 2014 and recorded as Instrument No. JB2014J-000541 in the records of Jonesboro, Craighead County, Arkansas.

Judgment against Lyneal Manning, Jr. in favor of State of Arkansas Office of Child Support Enforcement, September 15, 2014, filed September 19, 2014 and recorded as Instrument No. JB2014J-002076 in the records of Jonesboro, Craighead County, Arkansas.

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

A handwritten signature in cursive script that reads "Tara V. Pierce". The signature is written in black ink and is positioned below the company name.

By: Tara V. Pierce



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

870-933-4658

AFFIDAVIT

Lyneal + Nellie Manning
313 N Rogers
Jonesboro, AR 72401

RE: 910 Hope 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 September, 2022.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 23rd day of September, 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: 09/22/2022

To: LYNEAL & NELLIE MANNING
213 N ROGERS
JONESBORO, AR 72401
Mobile: 870-273-0589

Subject: 910 HOPE
JONESBORO, AR 72401

Dear LYNEAL & NELLIE MANNING.

At its meeting on SEPTEMBER 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

CE20-3549

*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-139-2022

File Number: RES-22:127

Enactment Number: R-EN-139-2022

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO
CONDEMN PROPERTY LOCATED AT: 910 Hope Ave. Jonesboro, AR 72401 Parcel #:
01-144184-11700 OWNER: Lyneal & Nellie Manning

LEGAL DESCRIPTION: The West Half of Lot 4 in Block 3 of Broadway's Addition to the City of
Jonesboro, Arkansas.


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: 910 Hope Ave. Jonesboro, AR 72401.

PASSED AND APPROVED THIS 20TH DAY OF SEPTEMBER 2022.




Harold Copenhagen, Mayor

Date 9-22-22

ATTEST: 
April Leggett, City Clerk

Date 9-22-22

7021 2720 0001 4894 9066

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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

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Total Postage and Fees

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Sent To

Lynceal & Nellie Manning

Street and Apt. No., or P.O. Box No.

213 N Rogers

City, State, ZIP+4[®]

Jonesboro, AR 72401

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

See Reverse for Instructions

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SEP 7 2022

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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

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Total Postage and Fees

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Sent To

Lynceal & Nellie Manning
Street and Apt. No., or PO Box No.
213 N Rogers
City, State, ZIP+4®
Jonesboro, AR 72401

Postmark

SEP 23 2022

USPS

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LYNEAL & NELLIE MANNING
213 N ROGERS
JONESBORO, AR 72401



9590 9402 7198 1284 5721 09

2. Article Number (Transfer from service label)

7021 2720 0001 4894 9066

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

LAWS C4

☐ Agent

☐ Addressee

B. Received by (Printed Name)

CIS

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
delivery address below: ☐ No

- ☐ Adult Signature
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- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

910 Hope

USPS TRACKING #



9590 9402 7198 1284 5721 09



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**Jonesboro Code Enforcement
P. O. Box 1845
Jonesboro, AR 72403**



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

870-933-4658

AFFIDAVIT

Lyneal + Nellie Manning
213 N Rogers
Jonesboro, AR 72401

RE: 910 Hope 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 9th day of June, 2022.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 9th day of June, 2022.

Tosha Moss
Notary Public



My commission expires: Jan. 17, 2024



CITY OF JONESBORO CODE ENFORCEMENT

Notice of Violation

Date: 06/09/2022

LYNEAL & NELLIE MANNING
213 N ROGERS
JONESBORO, AR 72401
Mobile: 870-273-0589

SUBJECT: 910 HOPE
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

CE20-3549

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

BUILDING INSPECTION REPORT



DATE OF INSPECTION:	JUNE 9, 2022	CASE NUMBER: CE20-3549
PROPERTY ADDRESS:	910 HOPE Ave.	
PROPERTY OWNER:	LYNEAL & NELLIE MANNING	

THE HOME IS ON BLOCK PIERS, WHICH HAVE SEPARATED FROM THE HOME. FOUNDATION IS BROKEN AND FALLING DOWN IN MANY PLACES. THE WOOD ON THE FRONT PORCH IS ROTTEN AND NEEDS REPLACED. FRONT & REAR DOOR BOTH NEED REPLACED. REAR DOOR FRAME IS SAGGING DUE TO FOUNDATION FALLING. ALL WINDOWS ARE BOARDED, SO THEIR CONDITION IS UNKNOWN. THE ROOF PLYWOOD NEEDS REPLACED AS WELL AS THE SHINGLES. SOFFIT AREA IS DECAYED WITH HOLES. MAIN ROOF IS SHOWING SOME SAGGING. THE SIDING IS FALLING OFF AND MISSING IN PLACES. ALL SIDING NEEDS REPLACED. THERE ARE NO ACTIVE UTILITIES AT THE HOME. HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.

HOME WAS SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	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.

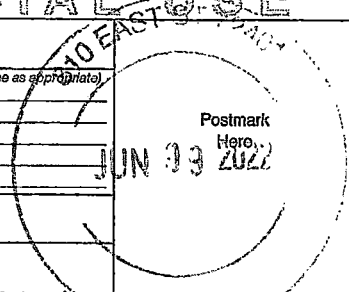
EMERGENCY ACTION IS WARRANTED: YES NO **XX**

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358

7020 1810 0001 8542 1088

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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	
Lynéal + Nellie Manning	
Street and Apt. No., or PO Box No.	
213 N Rogers St.	
City, State, ZIP+4®	
Jonesboro, AR 72401	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postage

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Total Postage and Fees

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Sent To

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

City, State, ZIP+4®

Lynéal & Nellie Manning
213 N Rogers St.
Jonesboro, AR 72401

Postmark
Here

JUN 09 2022

2020 1810 0001 8542 1088

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

LAWS cll

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

CIR

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If different, delivery address below: ☐ No

LYNEAL & NELLIE MANNING
213 N ROGERS ST
JONESBORO AR 72401



9590 9402 7198 1284 5802 34

2. Article Number (Transfer from service label)

7020 1810 0001 8542 1088

- ☐ Adult Signature
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☐ Collect on Delivery Restricted Delivery

Mail

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910 Hope

USPS TRACKING #



9590 9402 7198 1284 5802 34



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



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

870-933-4658

AFFIDAVIT

Lyneal & Nellie Manning
213 N Rogers
Jonesboro, AR 72401

RE: 910 Hope Street 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 5th day of January, 2023.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 5th day of January, 2023.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



Invoice# : 66194

Case# : 20-3549

Notice to be Mailed by 1/8/2022

Lyneal & Nellie Manning
213 N Rogers
Jonesboro, AR 72401

Subject: 910 Hope Street, Jonesboro, AR 72401 Parcel# 01-144184-11700


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 2/7/2022.

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



DATE	INVOICE NO
11/17/2022	0066194

BILL TO:
Lyneal & Nellie Manning 213 N Rogers Jonesboro, AR 72401

DUE DATE
11/30/2022

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE

0.00

Code Enforcement Charges:

Filing Fee - 910 Hope Street	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 910 Hope Street	1.00	100.00	100.00	0.00	0.00	100.00
Certified Postage for Notices - 910 Hope Street	1.00	30.40	30.40	0.00	0.00	30.40
Standard Postage for Notices - 910 Hope Street	1.00	2.36	2.36	0.00	0.00	2.36
Title Search - 910 Hope Street	1.00	150.00	150.00	0.00	0.00	150.00
Demolition Charge - 910 Hope Street	1.00	5,000.00	5,000.00	0.00	0.00	5,000.00

INVOICE TOTAL:

5,297.76

0.00

0.00

5,297.76

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Lyneal & Nellie Manning
 Customer No: 023561
 Account No: 0035635 - Mowing Account #01-144184-11700

DUE DATE	INVOICE NO
11/30/2022	0066194

Please remit payment by the due date to:

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

Invoice Total	5,297.76
Discounts	0.00
Credit Applied	0.00
Ending Balance	5,297.76

INVOICE BALANCE: 5,297.76

AMOUNT PAID:

U.S. Postal Service™
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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

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Total Postage and Fees

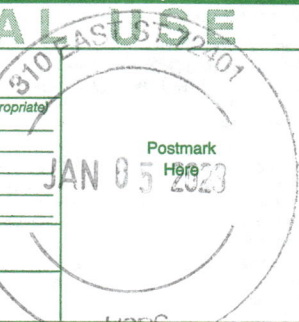
\$

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

City, State, ZIP+4®

Lyneal & Nellie Manning
213 N Rogers
Jonesboro AR 72401



7022 2410 0003 0083 5348

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- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.