

# The City of North Little Rock



**TOM WADLEY**  
DIRECTOR

701 WEST 29TH STREET  
NORTH LITTLE ROCK, ARKANSAS 72114  
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NLRCodeEnforcement@northlittlerock.ar.gov

## CODE ENFORCEMENT DEPARTMENT

April 12, 2016

Mayor Smith  
City Council Members

Re: 920 Graham  
Lot 6 Block 10 Greenlea Addition  
Parcel 23N0650024200  
City of North Little Rock, AR

Owner: Federal National Mortgage Association  
Dallas, TX

Dear Mayor Smith;

July 2014 officer Williams conducted an exterior inspection of the property, which appeared to be vacant the structure had some exterior violations, graffiti was also noted on the rear side of the structure. Officer Williams mailed notice to owners of record and current mortgage holder requesting an interior inspection. Mortgage holder responded and stated that the property had been transferred to another bank (Seterus Inc. of Los Angeles, CA) Notices were mailed to bank however Code Enforcement never received any response. This structure has not had utilities on since Feb 2011.

December 2015 Mortgage was again transferred to another Bank the Federal National Mortgage Association of Dallas, TX. Notices were posted on the house and also found in Court House record showing the Banks intent to sell the property. I also received a call from Odessa Ridgeway who stated that she no longer has an interest in the property and walked away from it seven years ago because she could no longer afford the maintenance to the property.

February 22<sup>nd</sup>, 2016 a notice of City Council was mailed by certified and regular mail to all interested parties and posted on the property, notifications were also advertised in the newspaper for a City Council hearing date of April 25<sup>th</sup>, 2016.

A search warrant was obtained for the purpose of an interior inspection, the inspection showed numerous violations. We also met the servicing agent for the bank at the property who stated the bank will probably try and sell the house as is.

The structure is considered to be unsafe and a public nuisance, it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Felecia McHenry  
Code Enforcement Officer



02.22.2016 14:33



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CODE ENFORCEMENT DEPARTMENT

February 18, 2016

Gregory B McKinley Sr/Odessa Ridgeway  
Or current occupant  
920 Graham  
North Little Rock, AR 72117

Location: 920 Graham  
Lot 6 Block 10 Greenlea Addition  
City of North Little Rock, AR

Dear Sir and Madam:

**NOTICE OF PUBLIC NUISANCE**

Attention to any and all owners of, occupants of, heirs of, lien holders of and any other parties having any interest thereof: that this is your legal notice that this structure is deemed to be a public nuisance in violation of North Little Rock Nuisance Abatement/ Property Maintenance Code Articles 1 & 8 for it is an unsafe and vacant structure that is not fit for human habitation.

(Rotting Fascia and soffit, deteriorating roofing material, broken windows, unsecured and graffiti sprayed on premises.)

I represent the City of North Little Rock Code Enforcement Department. Both a title search and the Pulaski County Treasurer/Collector's records on the above described property indicate that you may have a legal interest in this property.

This property is going to be considered for condemnation due to its current condition and this is your legal notice that a public hearing will be conducted by the City Council on **April 25<sup>th</sup> 2016 at 6:00p.m.** City Hall (300 Main Street, second floor, North Little Rock) to consider condemning the above mentioned structure.

Pursuant to Ark. Code Ann 14-54-903(b) you are hereby given seven (7) days notice to remove, abate or eliminate any and all of these aforementioned conditions on this property, or contact our office within said time to discuss a plan to abate the public nuisance.

If you fail to remove, abate or eliminate these conditions the City of North Little Rock will do whatever is necessary to correct the conditions which could include the structure being condemned pursuant to **North Little Rock Nuisance Abatement/ Property Maintenance Code Article 1 Section 7** by the City Council. Should the City of North Little Rock incur any costs or expenses as a result of your failure to remove, abate or eliminate the "public nuisance" the City will seek to enforce a "clean up lien" against you as provided for by Ark Code Ann. 14-54-903.

TOM WADLEY  
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CODE ENFORCEMENT DEPARTMENT

**WARNING**

This structure located at: 920 Gra  
has been declared a **NUISANCE** by the North  
Code Enforcement Department and is deemed  
for human habitation in accordance with Article  
the City of North Little Rock Nuisance Abatem  
Maintenance Code.

**It is unlawful to occupy this struct  
punishable by a fine of \$250.00 pe  
\$500.00 fine for removal of this no**

For more information call the City of North Litt  
Enforcement Department at 791-8581

*C. Williams*  
Code Enforcement Officer

Date of Notice  
1-14-16

02.22.2016 14:33























