











# NOTICE

## POSTED AS SUBSTANDARD PROPERTY

09/09/2021

Date Posted

2021-001

Official Posting Notice

TO THE OWNER(S), TENANT(S), LIEN HOLDER(S), OR INTERSTED PARTIES OF THE HERIN DESCRIBED PROPERTY:

200 Wayside Drive

Address

1 & 2 1 BRUMBACH  
Lot Block Addition

You are hereby notified to contact the CITY of JOSHUA Building Official or Fire Marshal at 817-558-7447 within **10 Days** of this notice, to discuss the code violations that exist on the referred property. IF no response has been received within **10 Days**, it is the intention of the Building Official to file a formal complaint with the CITY of JOSHUA ZONING BOARD OF ADJUSTMENTS.

## DO NOT OCCUPY

Violations of Chapter 3 Sec. 3.03.001 through 3.03.015 of the CITY of JOSHUA Code of Ordinances are subject to a penalty provided by the code and upon conviction, punishable by a fine up to \$1,000. Each offense may be deemed a separate and distinct offense.

Inspectors:

*[Signature]*  
Building Official

*[Signature]*  
Fire Marshal

Track Another Package +

Tracking Number: 9510812106211277419748

Remove X

Your item was picked up at the post office at 2:57 pm on October 7, 2021 in JOSHUA, TX 76058.  
The item was signed for by C JONES.

USPS Tracking Plus™ Available ✓

✓ **Delivered, Individual Picked Up at Post Office**

October 7, 2021 at 2:57 pm  
JOSHUA, TX 76058

Feedback

Get Updates ✓

Text & Email Updates	✓
Proof of Delivery	✓
Tracking History	✓
USPS Tracking Plus™	✓
Product Information	✓

See Less ^



JOSHUA  
306 N BROADWAY ST  
JOSHUA, TX 76058-3075  
(800)275-8777

10/04/2021

11:16 AM

Product	Qty	Unit Price	Price
Priority Mail® 0-Day 1			\$8.70
Window FR Env			
Joshua, TX 76058			
Flat Rate			
Expected Delivery Date			
Tue 10/05/2021			
Tracking #:			
9510 8121 0621 1277 4197 48			
Insurance			\$0.00
Up to \$50.00 included			
Signature			\$3.45
Confirm			
Total			\$12.15

Grand Total: \$12.15

Debit Card Remitted \$12.15  
Card Name: VISA  
Account #: XXXXXXXXXXXX3241  
Approval #: 075269  
Transaction #: 085  
Receipt #: 031626  
Debit Card Purchase: \$12.15  
AID: A0000000980840 Chip  
AL: US DEBIT  
PIN: Verified

\*\*\*\*\*  
USPS is experiencing unprecedented volume  
increases and limited employee  
availability due to the impacts of  
COVID-19. We appreciate your patience.  
\*\*\*\*\*

Text your tracking number to 28777 (2USPS)  
to get the latest status. Standard Message  
and Data rates may apply. You may also





March 28, 2022

**PROPERTY OWNER**

Jones, Cynthia W ETVIR Larry M

Via US Mail and CM, RRR  
#[70171000000010119859]

Location: 200 Wayside Street, Joshua, TX. 76058

**LEGAL DESCRIPTION**

Johnson County, Texas. Being lots 1 And 2, Block 1, of Brumbach's Addition, An Addition To The City of Joshua, Johnson County, Texas, According To The Plat Thereof Recorded In Volume 177, Page 365, Of The Deed Records Of Johnson County, Texas.

Jones, Cynthia W ETVIR Larry M:

According to the real property records of Johnson County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20<sup>th</sup> day after the date you receive this notice. If you do not send the affidavit, it will be presumed you own the property described in this notice, even if you do not.

On or about September 09, 2021, an inspection of the real property at 200 Wayside Street, Joshua, Texas, 76058 was conducted by me, Aaron Maldonado, Building Official for the City of Joshua, Texas. Following that inspection and acting as the City's Building Inspector, I found the property was unsafe and unsanitary, and found that the structure on the Property should be demolished.

**NOTICE OF VIOLATION AND NOTICE TO ABATE**

Jones, Cynthia W ETVIR Larry M is hereby notified that the above-referenced location (200 Wayside Street Joshua, Texas) is in substandard condition and in violation of the Code of Ordinances of the City of Joshua, Texas and Chapter 214 of the Texas Local Government Code.

Specifically, as the Building Inspector, I inspected the Property on September 09, 2021 and generated a report with reference to the Property. Based upon that inspection, the Property is deemed to be unsafe and substandard and unfit for human habitation, and it is found to constitute a public nuisance for failing to comply with the minimum standards as outlined in the City Code of Ordinances and the 2015



International Property Maintenance Code as adopted by the City, including the following referenced sections:

VIOLATION NO. 1:

**Section International Property Maintenance Code 108.1.5**

Dangerous structure or premises. For the purpose of this code, any structure or premises that has conditions or defects shall be considered dangerous as described as any portion of a building, structure, or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodge.

VIOLATION NO. 1:

**Section Code of Ordinances Article 3.03**

Provides for the abatement of substandard and dangerous buildings that endangers the life, limb, health, property, safety or welfare of the public or the occupants in the City of Joshua. A recent inspection of the property found the building in substandard conditions and will require immediate attention.

Based upon these findings, I, Aaron Maldonado, Building Official of Joshua, hereby recommend that: The structure located at 200 Wayside Street, be demolished.

**A HEARING HAS BEEN SET FOR MAY 5, 2022 AT JOSHUA CITY HALL, 101 S. MAIN STREET, JOSHUA, TEXAS 76058 AT 6:30 P.M., WHEREIN YOU AS THE OWNER, LIEN HOLDER, OR MORTGAGEE WILL BE REQUIRED TO SUBMIT PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE CITY'S ORDINANCES AND THE TIME IT WILL TAKE TO REASONABLY PERFORM THE WORK.**

FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING ACTION, FILING A LIEN AGAINST THE PROPERTY, AND ORDERING OTHER REMEDIAL ACTION, UP TO AND INCLUDING VACATING, SECURING, REPAIRING, AND/OR DEMOLITION AND REMOVAL OF THE SUBSTANDARD STRUCTURE ON THE PROPERTY.


The City appreciates your attention to this matter and to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments, or concerns regarding this notice.

Sincerely,





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Aaron Maldonado  
Building Official  
City of Joshua, Texas

Cc: Mike Peacock, City Manager  
City of Joshua

Terrance S. Welch, City Attorney  
City of Joshua

Johnson County Clerk – Real Property Recording  
PO. Box 1986  
Cleburne, Texas 76033