

Resolution No. 2026- 37

City of Osceola, Arkansas

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER
STRUCTURES LOCATED AT 217 SHIPPEN IN THE CITY OF OSCEOLA TO
CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES,
AND FOR OTHER PURPOSES.**

WHEREAS the building and structures whose location is set forth herein are vacant and have become run down, dilapidated, unsightly, dangerous, obnoxious, unsafe, and not fit for human habitation and detrimental to the public welfare of Osceola citizens and residents; and

WHEREAS, the condition of such property constitutes a serious fire and health hazard to the City of Osceola, and unless immediate actions are taken to remedy this situation by removing, razing and abating said nuisance, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures and a breeding place for rats, rodents, and other dangerous germ carriers of diseases, such buildings constitute a serious hazard to the health and safety of the citizens of Osceola and they should be removed or razed for the purpose of eliminating such hazards.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF OSCEOLA, ARKANSAS:**

SECTION 1: That the City Council hereby declares the buildings, houses, and other structures located at the property identified in section 2 below to be vacant and run down, dilapidated, unsafe, unsightly, dangerous, obnoxious, unsanitary, a fire hazard, a menace to abutting properties, with the current

condition of said structures not being fit for human habitation; and because of such conditions, the City Council declares the same to be condemned as a public nuisance and is ordered abated, removed or razed by the owner thereof.

SECTION 2: That the owner of record of the following described property has been given adequate notice thereof and is hereby directed to raze the same or otherwise abate the said nuisance within (30) days after the posting of a true copy of this resolution at a conspicuous place upon the structure constituting the nuisance described herein, to-wit:

LOT 11 BLOCK F HIGHLAND ADD within the City of Osceola, Arkansas.

(Also shown on tax records as tax parcel number # 301-01502-000 and more commonly known as **217 SHIPPEN**, Osceola, Arkansas)

A copy of this Resolution shall also be mailed to **WYDE DIXON, 226 SAWYER AVE, LA GRANGE, IL 60525**

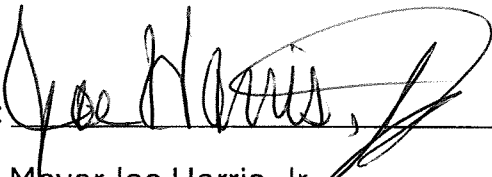
SECTION 3: If the aforementioned structures have not been razed and/or removed within (30) days after posting a true copy of this Resolution in a conspicuous place upon the structure constituting the nuisance otherwise abated, the structures shall be torn down and/or removed by the Code Enforcement Officer or his duly designated representative or agent.

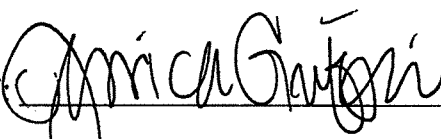
SECTION 4: That the provisions of the Resolution are hereby declared to be severable and if any section phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 20TH DAY OF JULY, 2026.

CITY OF OSCEOLA, ARKANSAS

By: 
Mayor Joe Harris, Jr

ATTEST: 
JESSICA GRIFFIN, CITY CLERK



City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

Notice of Violation

DATE OF NOTICE
06/09/2026

PROPERTY OWNER
Wyde Dixon
226 Sawyer Ave
La Grange IL 60525

RE: 5.04.1: Property Maintenance, (Dilapidated Property, unsecured property, and Etc.)

SUBJECT PROPERTY: 217 SHIPPEN

PROPERTY ID NUMBER: 301-01502-000

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION(S):

Dear Property Owner/Occupant,

You are hereby notified that the property is currently in violation of the City of Osceola property maintenance regulations regarding dilapidated and unsafe structures. Upon inspection, the structure has been found to be in an unsightly and/or deteriorated condition, including but not limited to broken windows, loose or missing siding, and structural components that may be falling or creating a hazardous condition to occupants and surrounding neighboring properties.

ACTION TO BE TAKEN:

This property is found to be in violation of the above ordinance and will be considered for condemnation by the Osceola City Council at the (July 20, 2026) council meeting at 5:00 pm. The property must be brought up to code before this date or a detailed plan of action for the property must be submitted to Code Enforcement prior to this date. Failure to appear shall constitute that you have no objections to this matter, and the property will be placed on the condemn property list.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN THE ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED WITH CORRECTING THE CONDITIONS. A LIEN WILL BE PLACED FOR UNPAID FEES.

Thank You,

Office of Code Enforcement



City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

CODE ENFORCEMENT

Case number: CE-26-118

Municipal address: 217 SHIPPEN

Legal address: LOT 11 BLOCK F HIGHLAND ADD

Status of inspection: Active

Case description:

Dilapidated house and severely overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
06/02/2026, 3:13PM	Elizabeth Mosley	Failed Violations	

Photos

06/02/2026 3:14PM		-	Related deficiencies: -
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06/02/2026 3:14 PM

Related deficiencies: -



06/02/2026 3:14 PM

Related deficiencies: -

