



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

08/20/2026

PROPERTY OWNER

LUKE 21:4-B MINISTRY WOMEN CENTER

2990 Riverlawn Cir

Osceola AR 72370

RE: Overgrown grass, overgrown vines, overgrown trees and shrubbery leading to the unsightly condition of property.

SUBJECT PROPERTY: 202 E KEISER

PROPERTY ID NUMBER: 301-01876-000

Dear Property Owner:

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

VIOLATION(S):

It shall be unlawful for any person owning and/or occupying any lot or real property within the City of Osceola, Arkansas, to allow weeds to grow thereon to a greater height of more than six (6) inches or to become unsightly or unsanitary, or to allow grass, garbage, rubbish, rotting or dead limbs or trees to become unsafe, unsightly and unsanitary or allow any icebox, refrigerator, stove, tires, building material, paper, building rubbish to be openly stored, or allow similar unsafe, unsightly and unsanitary conditions on such lots and real property or fail to eliminate, fill up or remove stagnant pools of water or other unsanitary things or conditions which might become a breeding place for mosquitoes, flies and germs harmful to the health of the community.

ACTION TO BE TAKEN:

The City of Osceola has been made aware of a dead tree located on your property that appears to be in poor condition and poses a potential danger to the neighboring property and surrounding area.

We are asking that you please have the tree inspected and take the necessary steps to remove the tree or otherwise correct the hazard. This is being requested to prevent the tree or any dead limbs from falling and causing damage to neighboring property or creating a safety hazard.

Please address this matter as soon as possible and provide documentation or notification to the City once the hazard has been corrected.

Please contact this office by August 31, 2026 to let us know the plan of action.

This notice is being provided as an opportunity to voluntarily correct the condition before further Code Enforcement action becomes necessary.

If you have any questions, please contact the City of Osceola Code Enforcement/Building Inspection Department at 870-563-5245.

Thank you for your cooperation.

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



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CODE ENFORCEMENT

Case number: CE-25-149

Municipal address: 202 E KEISER

Legal address: W66 2/3' LOT 4 BLOCK F KEISER ADD

Status of inspection: Active

Case description:

Severely overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
05/22/2025, 1:49 PM	Elizabeth Mosley	Failed Violations	
08/20/2026, 1:24 PM	Ray Williams +1 8705635245	Failed Violations	Property has dead trees along the east side of property. Complaints of falling limbs onto neighboring property.

Photos

05/22/2025 1:49 PM

-

Related deficiencies: -



05/22/2025 1:50 PM

-

Related deficiencies: -







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Notice of Violation

DATE OF NOTICE
08/28/2026

PROPERTY OWNER
ANTHONY DENHAM *ATH Enterprises*
2450 W STATE HIGHWAY 181
JOINER, AR 72350-2804

RE: 5.04.01: Property Maintenance, Dilapidated houses or sheds, broken windows, unsecured doors or windows, loose sidings or any unsightly situations that could be deemed hazardous to neighbors or pedestrians..

SUBJECT PROPERTY: 311 E ST JOHN

PROPERTY ID NUMBER: 301-01350-000

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:

CODE VIOLATION NOTICE

The structure located on the property has been inspected and is considered to be an **unsafe, hazardous, and unsightly nuisance**. The current condition of the structure creates concerns regarding the safety and welfare of the surrounding property and neighborhood.

The property owner is hereby notified that a **written Plan of Action for remedying the condition of the structure must be submitted to the City no later than September 15, 2026**. The Plan of Action must identify the corrective work that will be performed and provide a reasonable timeline for completing the necessary repairs, rehabilitation, or removal of the structure.

Failure to submit an acceptable Plan of Action and begin taking appropriate steps to remedy the condition of the structure may result in further code enforcement action. If the situation is not satisfactorily addressed, the structure may be **placed on the list for consideration of condemnation by the Osceola City Council**.

If the City Council determines that the structure should be condemned, the property may be **ordered to be demolished and removed** in accordance with applicable City ordinances and Arkansas law. Any costs incurred by the City may be assessed against the property owner and secured by a **lien against the property**, as permitted by law.

The property owner is responsible for addressing the unsafe condition of the structure and bringing the property into compliance with applicable City requirements.

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.

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CODE ENFORCEMENT

Case number: CE-26-017

Municipal address: 311 E ST JOHN

Legal address: LOT 32 HALE ADD

Status of inspection: Active

Case description:

Hazardous conditions dilapidated structures

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
02/20/2026, 11:27 AM	Elizabeth Mosley	Failed Violations	
08/26/2026, 2:35 PM	Elizabeth Mosley	Failed Violations	

Photos

02/20/2026 11:28 AM		-	Related deficiencies: -
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02/20/2026 11:28 AM

Related deficiencies: -



08/26/2026 2:36 PM

violation picture-177

Related deficiencies: -





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Notice of Violation

DATE OF NOTICE
08/28/2026

PROPERTY OWNER
Patricia Hatch
433 Elizabeth
Osceola

RE: Overgrown grass, overgrown vines, overgrown trees and shrubbery leading to the unsightly condition of property.

SUBJECT PROPERTY: 433 ELIZABETH

PROPERTY ID NUMBER: 301-01902-000

Dear Property Owner:

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

VIOLATION(S):

You are hereby notified that the property is currently in violation of Section 5.12.03 – Overgrown and Unsightly Weeds of the City of Osceola Code. Upon inspection, the grass and weeds on the property exceed the maximum allowable height of six (6) inches, and there is an accumulation of tree limbs, leaves, and other vegetative debris creating an unsightly condition.

ACTION TO BE TAKEN:

The property has been observed with grass that has become excessively tall and overgrown. The grass must be cut and the property properly maintained to prevent the condition from becoming a nuisance.

The property owner is hereby notified that the grass must be cut and the property brought into compliance no later than **September 4, 2026**.

Failure to correct this violation by the specified date may result in further code enforcement action, including **citations and fines** in accordance with applicable City ordinances.

The property owner is responsible for maintaining the property and keeping the grass properly cut and maintained.

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.

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CODE ENFORCEMENT

Case number: CE-26-208

Municipal address: 433 ELIZABETH

Legal address: W1/2 LT 6 BLK H KEISER ADD

Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
08/26/2026, 1:46 PM	Elizabeth Mosley	Failed Violations	

Photos

08/26/2026 1:48 PM		violation picture-172	Related deficiencies: -
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Notice of Violation

DATE OF NOTICE
08/28/2026

PROPERTY OWNER
MARY A & DONNIE COOPER
307 E. Lee
OSCEOLA AR 72370

RE: Dangerous Trees and Tree limbs that pose a potential danger of serious injury or death.

SUBJECT PROPERTY: 303 E LEE

PROPERTY ID NUMBER: 301-00823-000

Dear Property Owner:

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

VIOLATION(S):

Pursuant to City of Osceola Ordinance No. 2009-867, it shall be unlawful for any person owning and/or occupying any lot or real property within the City of Osceola, Arkansas, to allow trees to remain in a condition that is unsafe, unsightly, or unsanitary. Severely overgrown trees pose a safe hazard to all surrounding neighbor properties.

ACTION TO BE TAKEN:

CODE VIOLATION NOTICE

The property has been observed with a **dangerous tree and excessive overgrowth of vegetation**. The condition of the tree presents a potential hazard to neighboring properties, structures, and persons in the surrounding area. The overgrown vegetation also contributes to an unsightly and potentially hazardous condition on the property.

The property owner is hereby notified that the dangerous tree must be properly addressed and the overgrown vegetation must be removed or cut back. The property must be brought into compliance and maintained in a safe and orderly condition no later than **September 15, 2026**.

Failure to correct these violations by the specified date may result in further code enforcement action, including **citations and fines**. If the violations are not corrected, the City may also arrange for the property to be cleaned or the hazardous conditions to be corrected at the property owner's expense. Any costs incurred by the City may be assessed against the property and **a lien may be placed on the property for the costs of the work**, in accordance with applicable City ordinances and Arkansas law.

The property owner is responsible for maintaining the property in a safe condition and addressing any trees or vegetation that create a hazard to neighboring properties or the public.

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.

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CODE ENFORCEMENT

Case number: CE-26-209

Municipal address: 303 E LEE

Legal address: LOT 8 BLOCK D JD DRIVER ADD

Status of inspection: Active

Case description:

Dangerous tree and limbs

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
08/26/2026, 2:13 PM	Elizabeth Mosley	Failed Violations	

Photos

08/26/2026 2:13 PM		violation picture-173	Related deficiencies: -
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08/26/2026 2:13PM

violation picture-174

Related deficiencies: -





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Notice of Violation

DATE OF NOTICE

08/28/2026

PROPERTY OWNER

JAMES THOMAS
1000 SE 160TH AVE APT Z204
VANCOUVER WA 98683-9607

RE: Overgrown grass, overgrown vines, overgrown trees and shrubbery leading to the unsightly condition of property.

SUBJECT PROPERTY: 110 VEASLEY ST (BROWN)

PROPERTY ID NUMBER: 301-00992-000

Dear Property Owner:

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

VIOLATION(S):

You are hereby notified that the property is currently in violation of Section 5.12.03 – Overgrown and Unsightly Weeds of the City of Osceola Code. Upon inspection, the grass and weeds on the property exceed the maximum allowable height of six (6) inches, and there is an accumulation of tree limbs, leaves, and other vegetative debris creating an unsightly condition.

ACTION TO BE TAKEN:

CODE VIOLATION NOTICE

The property has been observed with excessive grass and overgrown vegetation. The grass is particularly overgrown along the neighboring property fence lines, creating an unsightly condition and contributing to a nuisance condition for the surrounding properties.

The property owner is hereby notified that the grass and vegetation must be cut and the property properly maintained. Particular attention must be given to the areas along and adjacent to the neighboring fence lines.

This violation must be corrected and the property brought into compliance no later than September 8, 2026.

Failure to correct this violation by the specified date may result in further code enforcement action, including citations and fines. If the property remains in violation, the City may also arrange for the property to be cleaned at the property owner's expense. Any costs incurred by the City may be assessed against the property and secured by a lien in accordance with applicable City ordinances and Arkansas law.

The property owner is responsible for maintaining the property in compliance with City ordinances and for preventing the grass and vegetation from becoming overgrown.

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.

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CODE ENFORCEMENT

Case number: CE-26-207

Municipal address: 110 VEASLEY ST (BROWN)

Legal address: LTS 23&24 BLK 2 WJ DRIVER ADD

Status of inspection: Active

Case description:

grass and vines on fence

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
08/26/2026, 1:17 PM	Elizabeth Mosley	Failed Violations	

Photos

08/26/2026 1:17 PM		violation picture-171	Related deficiencies: -
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303 West Hale | P.O. Box 443
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Ph. (870) 563-5245

Notice of Violation

DATE OF NOTICE
08/28/2026

PROPERTY OWNER
Lima Management Service
9052 FULTON LN
Cordova TN 38016

RE: Overgrown grass, overgrown vines, overgrown trees and shrubbery leading to the unsightly condition of property.

SUBJECT PROPERTY: 109 VEASLEY ST (BROWN)

PROPERTY ID NUMBER: 301-00968-000

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 Section 5.12.03 – Overgrown and Unsightly Weeds of the City of Osceola Code. Upon inspection, the grass and weeds on the property exceed the maximum allowable height of six (6) inches, and there is an accumulation of tree limbs, leaves, and other vegetative debris creating an unsightly condition. You are required to mow and properly maintain the grass and weeds, and remove all tree limbs, leaves, and related debris from the property immediately. Failure to correct these violations within the time allowed may result in further enforcement action by the City of Osceola, including fines, abatement by the city, and assessment of associated costs against the property.

ACTION TO BE TAKEN:

Pursuant to City of Osceola Ordinance No. 2009-867, it shall be unlawful for any person owning and/or occupying any lot or real property within the City of Osceola, Arkansas, to allow weeds or grass to grow to a height greater than six (6) inches, or to permit conditions that become unsafe, unsightly, or unsanitary. This includes the accumulation or open storage of garbage, rubbish, tires, appliances, building materials, paper, building debris, rotting or dead tree limbs, or other similar materials. In addition, all swimming pools, portable pools, and other containers capable of holding water must be properly maintained and free of stagnant water to prevent unsafe and unsanitary conditions, including mosquito infestation and other health hazards. You are hereby notified that your property is currently in violation of this ordinance and must be brought into compliance no later than **September 8, 2026**. Failure to comply by the stated cleanup date may result in further enforcement action, including possible fines, abatement by the City, and assessment of associated costs against the property.

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



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303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

CODE ENFORCEMENT

Case number: CE-26-076

Municipal address: 109 VEASLEY ST (BROWN)

Legal address: LOT 23 BLOCK 1 WJ DRIVER ADD

Status of inspection: Active

Case description:

Severely overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
05/18/2026, 1:39 PM	Elizabeth Mosley	Failed Violations	
08/20/2026, 10:19 AM	Elizabeth Mosley Ray Williams +1 8705635245	Failed Violations	Lot is extremely overgrown

Photos

05/18/2026 1:39 PM		-	Related deficiencies: -
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08/20/2026 10:20 AM

violation picture-161

Related deficiencies: -



08/20/2026 10:20 AM

violation picture-162

Related deficiencies: -





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Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
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Notice of Violation

DATE OF NOTICE
08/28/2026

PROPERTY OWNER
MICHAEL GEORGE
27365 STATE HIGHWAY 25
HOLCOMB MO 63852-7219

RE: 5.04.01: Property Maintenance, Dilapidated houses or sheds, broken windows, unsecured doors or windows, loose sidings or any unsightly situations that could be deemed hazardous to neighbors or pedestrians..

SUBJECT PROPERTY: 706 E BARD

PROPERTY ID NUMBER: 301-02587-000

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.

You are hereby notified that the property is currently in violation of Section 5.12.03 – Overgrown and Unsightly Weeds of the City of Osceola Code. Upon inspection, the grass and weeds on the property exceed the maximum allowable height of six (6) inches, and there is an accumulation of tree limbs, leaves, and other vegetative debris creating an unsightly condition.

ACTION TO BE TAKEN:

CODE VIOLATION NOTICE

The property has been observed with **overgrown grass, weeds, and vegetation** that require immediate attention. The property must be cleaned up and the grass and weeds properly cut and maintained.

Additionally, the house located on the property is considered an **unsightly and potentially hazardous structure** due to its current condition. The structure must be properly maintained and brought into compliance with applicable City ordinances and current building code requirements.

The property owner is hereby notified that the **grass, weeds, and overgrown vegetation must be cleaned up and the property brought into compliance no later than September 8, 2026.**

In addition, a **written Plan of Action for the house must be submitted to the City no later than September 15, 2026.** The Plan of Action must identify the work that will be performed to remedy the condition of the structure, along with a **reasonable timeline and anticipated completion dates** for bringing the house into compliance with applicable building codes and City requirements.

Failure to correct these violations, submit the required Plan of Action, and make satisfactory progress toward bringing the property into compliance may result in further code enforcement action, including **citations and fines**. If the structure remains in violation, the house may be placed on the **list for consideration of condemnation by the Osceola City Council**. If the City Council determines that the structure should be condemned, the property may be **ordered to be demolished and removed**, with any applicable costs assessed to the property owner and secured by a **lien against the property**, in accordance with applicable City ordinances and Arkansas law.

The property owner is responsible for maintaining the property and structure in a safe, sanitary, and code-compliant condition.

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,

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CODE ENFORCEMENT

Case number: CE-26-210

Municipal address: 706 E BARD

Legal address: W63' E126' LT 10 TOWN LOTS WEST

Status of inspection: Active

Case description:

House and grass

Violations/Remarks

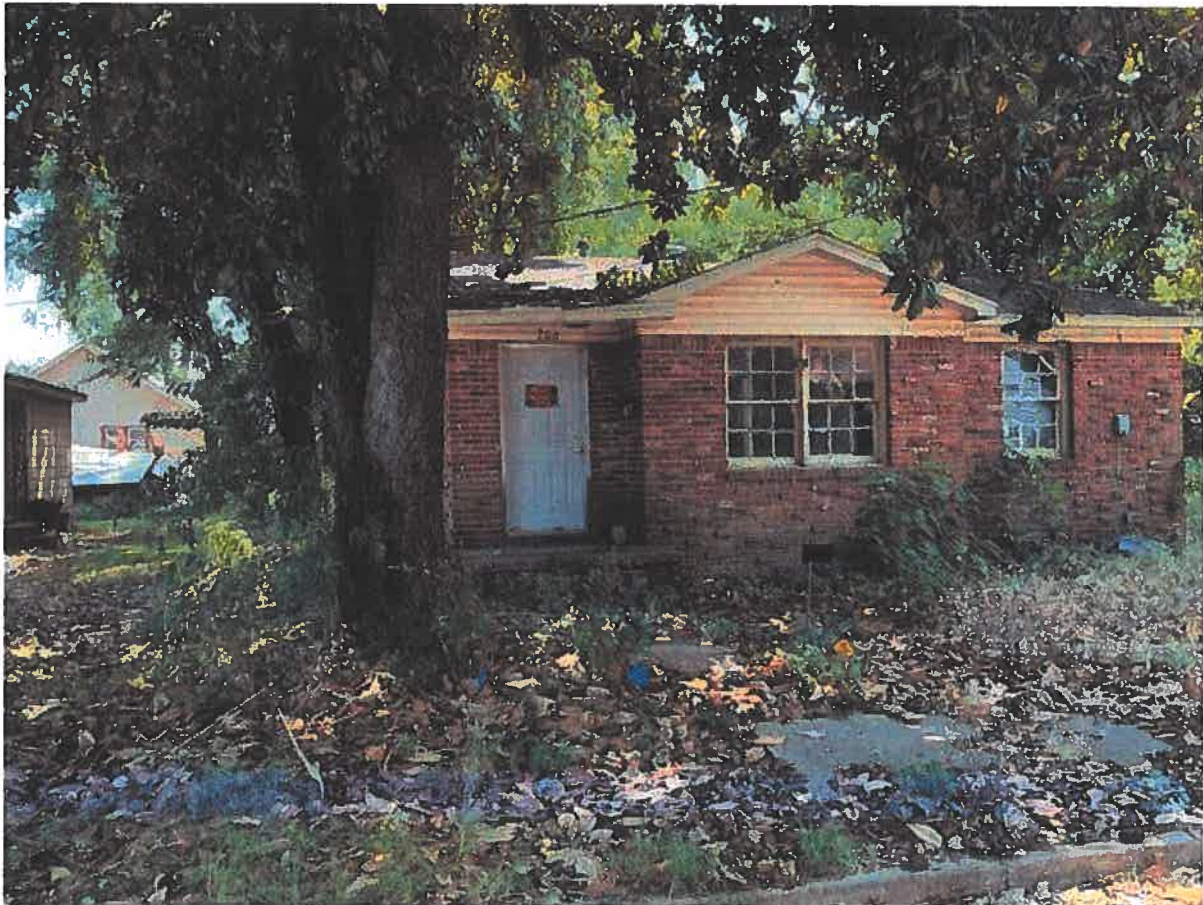
No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
08/26/2026, 2:21 PM	Elizabeth Mosley	Failed Violations	

Photos

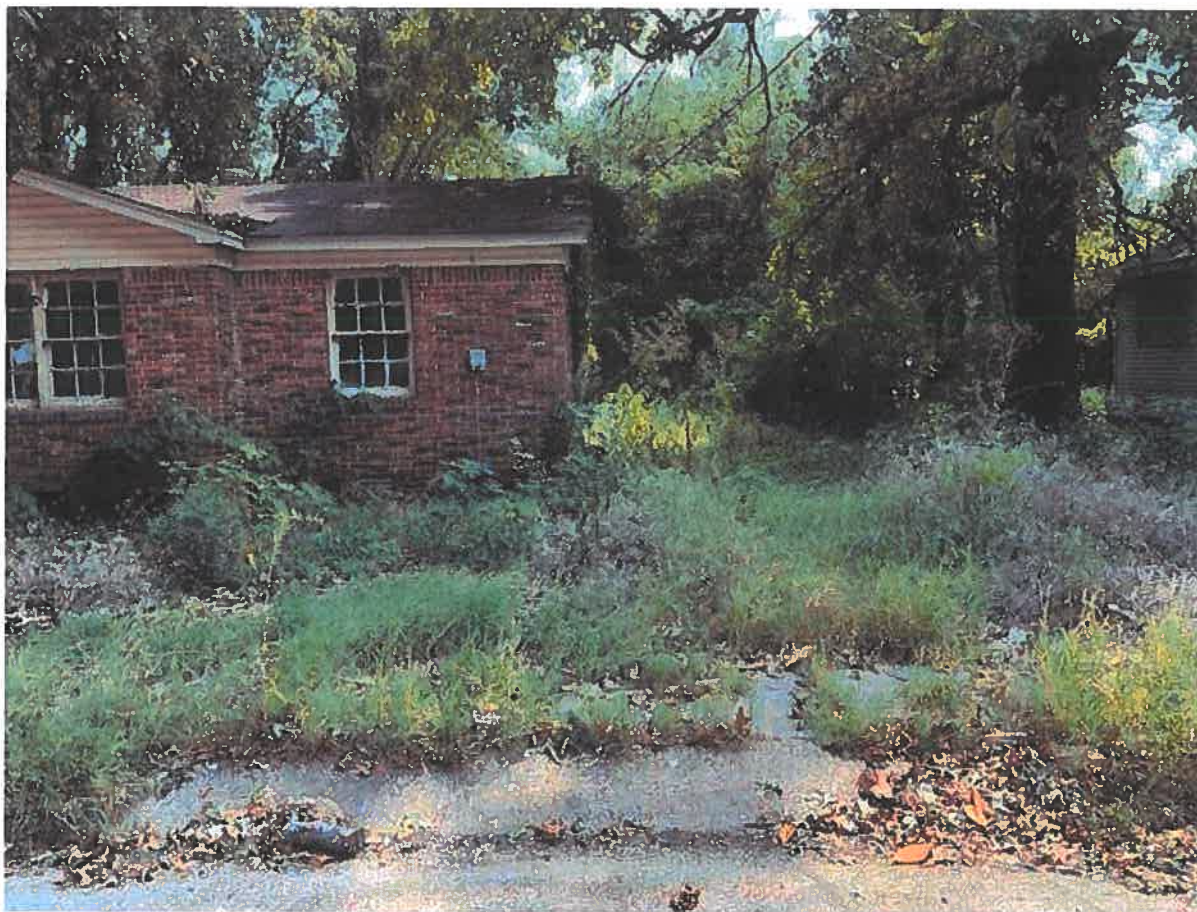
08/26/2026 2:22 PM		violation picture-175	Related deficiencies: -
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08/26/2026 2:24 PM

violation picture-176

Related deficiencies: -





City of Osceola
Building Inspection & Code Enforcement
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Notice of Violation

DATE OF NOTICE
08/31/2026

PROPERTY OWNER
EMMA & RAY TANNER
1844 N ELMER ST
SOUTH BEND IN 46628-3204

RE: 5.04.01: Property Maintenance, Dilapidated houses or sheds, broken windows, unsecured doors or windows, loose sidings or any unsightly situations that could be deemed hazardous to neighbors or pedestrians..

SUBJECT PROPERTY: 510 512 ST JOHN

PROPERTY ID NUMBER: 301-01307-000

Dear Property Owner:

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

VIOLATION(S):

You are hereby notified that the property is currently in violation of Section 5.12.03 – Overgrown and Unsightly Weeds of the City of Osceola Code. Upon inspection, the grass and weeds on the property exceed the maximum allowable height of six (6) inches, and there is an accumulation of tree limbs, leaves, and other vegetative debris creating an unsightly condition.

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:

CODE VIOLATION NOTICE

The property has been observed with **overgrown grass, weeds, and vegetation**, and the structure located on the property is considered to be an **unsafe, hazardous, and unsightly nuisance**. The current condition of the property and structure creates concerns regarding the safety, appearance, and welfare of the surrounding property and neighborhood.

The property owner is hereby notified that the **grass and weeds must be cut and the property cleaned up no later than September 8, 2026.**

In addition, a **written Plan of Action for remedying the condition of the structure must be submitted to the City no later than September 15, 2026.** The Plan of Action must identify the corrective work that will be performed and provide a reasonable timeline for completing the necessary repairs, rehabilitation, or removal of the structure.

Failure to correct the overgrown grass and vegetation, submit an acceptable Plan of Action, and begin taking appropriate steps to remedy the condition of the structure may result in further code enforcement action, including

citations and fines.

If the structure and property are not satisfactorily addressed, the structure may be **placed on the list for consideration of condemnation by the Osceola City Council**. If the City Council determines that the structure should be condemned, the property may be **ordered to be demolished and removed** in accordance with applicable City ordinances and Arkansas law. Any costs incurred by the City may be assessed against the property owner and secured by a **lien against the property**, as permitted by law.

The property owner is responsible for maintaining the property in a safe, sanitary, and orderly condition and for addressing any structure that presents a hazard or nuisance to the surrounding neighborhood.

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



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

CODE ENFORCEMENT

Case number: CE-26-211

Municipal address: 510 512 ST JOHN

Legal address: W51.6' LOT 2 HALE ADD OF 36-13-10 508 & 510 W JOHN Status of inspection: Active

Case description:

Dilapidated property and overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
08/26/2026, 2:40 PM	Elizabeth Mosley	Failed Violations	

Photos

08/26/2026 2:40 PM		violation picture-178	Related deficiencies: -
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08/26/2026 2:40PM

violation picture-179

Related deficiencies: -





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Notice of Violation

DATE OF NOTICE
08/31/2026

PROPERTY OWNER
EZRA LEWIS
130 29 227TH ST
LAURELTON NY 11413-

RE: Overgrown grass, overgrown vines, overgrown trees and shrubbery leading to the unsightly condition of property.

SUBJECT PROPERTY: 604 ST JOHN

PROPERTY ID NUMBER: 301-02240-100

Dear Property Owner:

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

VIOLATION(S):

You are hereby notified that the property is currently in violation of Section 5.12.03 – Overgrown and Unsightly Weeds of the City of Osceola Code. Upon inspection, the grass and weeds on the property exceed the maximum allowable height of six (6) inches, and there is an accumulation of tree limbs, leaves, and other vegetative debris creating an unsightly condition.

ACTION TO BE TAKEN:

CODE VIOLATION NOTICE

The property has been observed with **overgrown grass, weeds, and vegetation**, creating an unsightly and unmaintained condition.

The property owner is hereby notified that the **grass and weeds must be cut and the property cleaned up no later than September 8, 2026**. All excessive vegetation, trash, debris, and other materials contributing to the unmaintained condition of the property must be removed.

Failure to bring the property into compliance by the stated deadline may result in further code enforcement action, including **citations and fines**. If the City is required to take action to clean or maintain the property, the costs incurred by the City may be assessed against the property and **a lien may be placed on the property for those costs**, in accordance with applicable City ordinances and Arkansas law.

The property owner is responsible for maintaining the property in a clean, orderly, and properly maintained condition.

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,



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CODE ENFORCEMENT

Case number: CE-26-212

Municipal address: 604 ST JOHN

Legal address: W1/2 LT 10 JOHN MATTHEWS ADD

Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
08/26/2026, 2:43 PM	Elizabeth Mosley	Failed Violations	

Photos

08/26/2026 2:43 PM		violation picture-180	Related deficiencies: -
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