



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
09/22/2026

PROPERTY OWNER
ROCKY S SMITH
132 CARRIAGE DR.
OSCEOLA

RE: 5.13.01: Trash and Rubbish, Garbage laying in any other place other than a trash receptacle, appliances in the yard, construction material, discarded furniture and rubbish, and anything deemed unsightly.

SUBJECT PROPERTY: 132 CARRIAGE

PROPERTY ID NUMBER: 301-01208-000

Dear Property Owner:

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

VIOLATION(S):

Pursuant to Section 5.12.03 regarding trash and rubbish, you are hereby notified that your property is currently in violation due to the accumulation and/or open storage of trash, rubbish, or debris. Trash and rubbish must not be allowed to sit openly on the property and must be properly removed or placed in approved receptacles so as not to remain unsightly or create unsafe or unsanitary conditions.

ACTION TO BE TAKEN:

1. STATEMENT OF VIOLATION

Notice is hereby given that an inspection of the property located at **132 Carriage Drive, Osceola, AR** was conducted by the City of Osceola Code Enforcement Division. The property has been determined to be in an unlawful, unsightly, and nuisance condition in direct violation of the Osceola Code of Ordinances:

- **Section 5.12.03 – Weeds and Grass, Etc., Removal; Rubbish, Open Storage, Stagnant Water.**

Despite multiple informal and formal notifications—including personal visits, phone calls, text messages, and written communications—the violations persist. The City has also received formal complaints regarding the condition of this property.

2. MANDATORY CORRECTIVE ACTION REQUIRED

You are hereby **ORDERED** to bring the property into full compliance with all applicable municipal codes no later than **October 5, 2026, at 8:00 AM.**

Required corrective actions include, but are not limited to:

- **Removal of Accumulated Materials:** Completely clear and properly dispose of all trash, rubbish, garbage, discarded household goods, junk, open storage, and debris from the property.
- **Vegetation Maintenance:** Cut, trim, and remove all tall grass and overgrown weeds exceeding statutory limits, as well as dead, rotting, or fallen tree limbs.

- ✓ **Premises Restoration:** Maintain the entire exterior lot in a clean, safe, and orderly condition.

3. RIGHT TO ADMINISTRATIVE APPEAL

If you dispute this determination or wish to contest this Notice of Violation, you have the right to request an administrative hearing. A written request for an appeal must be delivered to the City of Osceola Code Enforcement Office within five (5) business days of receipt of this notice. Failure to request an appeal within this timeframe constitutes a waiver of your right to contest this order.

4. PENALTIES AND CONSEQUENCES OF NON-COMPLIANCE

If full compliance is not achieved by October 5, 2026, at 8:00 AM, the City of Osceola will proceed immediately with legal action without further notice:

- 1. District Court Summons & Daily Fines:** A court citation will be issued requiring your appearance in Osceola District Court. Violations are punishable by criminal fines ranging from \$100.00 to \$500.00 per day, with each day the violation continues constituting a separate offense.
- 2. City Abatement:** Pursuant to **Osceola Code Section 5.12.03** and **Arkansas Code Annotated § 14-54-901 et seq.**, the City or its contracted vendor may forcibly enter the property to abate the nuisance (e.g., performing cleanup, trash removal, and mowing).
- 3. Administrative Fees & Priority Tax Lien:** All costs incurred by the City to abate the violation—plus an administrative penalty of \$250.00 or 10% of abatement costs, whichever is greater—will be billed directly to the owner. Unpaid balances will be certified to the County Tax Collector and assessed as a priority tax lien against the real property to be collected alongside property taxes.

THIS SERVES AS YOUR FINAL NOTICE. NO FURTHER WARNINGS WILL BE ISSUED.

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-26-214

Municipal address: 132 CARRIAGE

Legal address: LOT 7 BLOCK A 1ST ADD GREENBRIAR ADD

Status of inspection: Active

Case description:

Unightly property

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/15/2026, 12:37 PM	Elizabeth Mosley	Failed Violations	

Photos

09/15/2026 12:38 PM		violation picture-183	Related deficiencies: -
---------------------	--	-----------------------	-------------------------





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
09/22/2026

PROPERTY OWNER
Shalonda Gates
1400 S. Lee Circle
Blytheville AR 72315

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: 413 N PEARL

PROPERTY ID NUMBER: 301-01399-000

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:

1. NOTICE OF DILAPIDATED & UNSAFE CONDITION

Notice is hereby given that an official inspection of the real property located at **413 N. Pearl, Osceola, AR** was conducted by the City of Osceola Code Enforcement Division. The property has been determined to be dilapidated, unsafe, unsanitary, and a public nuisance in direct violation of state law and municipal ordinances:

- **Osceola Code of Ordinances § 5.04.01 & § 5.04.02 – Maintenance of Dilapidated Structures & Required Removal**
- **Arkansas Code Annotated § 14-56-203 – Authority to Order Removal or Razing of Dilapidated Buildings**

2. MANDATORY WRITTEN PLAN OF ACTION REQUIRED

The property owner or responsible party is hereby **ORDERED** to submit a comprehensive, written **Plan of Action** to the City of Osceola Code Enforcement Office no later than **September 30, 2026, at 5:00 PM.**

The written Plan of Action must clearly state your intentions for addressing the condition of the structure/property and **must include:**

1. **Proposed Remedy:** The specific technical actions that will be taken to rehabilitate the structure to full compliance with applicable City codes **OR** the owner's intention to voluntarily remove, demolish, or otherwise abate the dilapidated structure/property.

2. **Firm Project Timeline:** A firm and specific timeline for completion of each proposed corrective action, including anticipated start dates, permit application dates, phase deadlines, and final completion dates.
3. **Required Documentation:** Copies of required contractor agreements, trade permits, or proof of financial capability to execute the plan.

The Plan of Action must be specific, realistic, and sufficient to demonstrate how and when the property will be brought into compliance or otherwise abated. A general or vague statement of intent without specific corrective actions and a firm timeline will be deemed insufficient and rejected.

3. CONSEQUENCES OF NON-COMPLIANCE & CONDEMNATION

Submission of a Plan of Action does not constitute approval of the proposed work or relieve the property owner of the responsibility to comply with all applicable City codes, permits, inspection requirements, and deadlines established by the City. The property owner remains responsible for bringing the property into compliance regardless of whether a Plan of Action is submitted.

If you fail to submit a written Plan of Action by September 30, 2026, at 5:00 PM, and/or fail to take meaningful corrective action in accordance with an accepted timeline, the City of Osceola will proceed immediately with further enforcement action:

1. **City Council Condemnation Referral:** The property will be formally presented to the Osceola City Council for consideration of resolution declaring the property a public nuisance and ordering it condemned, razed, and demolished pursuant to A.C.A. § 14-56-203 and municipal law. You will be formally notified of the City Council hearing date to exercise your right to appear and show cause.
2. **City-Ordered Demolition & Abatement:** If condemnation and demolition are authorized by the City Council, the City of Osceola may proceed with the demolition and removal of the structure and/or abatement of the property at the owner's expense.
3. **Administrative Fees & Priority Tax Lien:** All costs incurred by the City in connection with demolition, removal, cleanup, or abatement—plus an administrative penalty of \$100.00 or 10% of total costs (whichever is greater)—will be charged to the property owner and assessed against the real property as a priority tax lien to be collected with real estate taxes as authorized by applicable law.
4. **District Court Citations:** Separate court summonses may be issued carrying daily criminal fines up to \$100.00 per day for each day the violation continues.

IMMEDIATE ACTION IS REQUIRED. FAILURE TO ACT MAY RESULT IN THE PROPERTY BEING REFERRED TO THE CITY COUNCIL FOR CONDEMNATION AND DEMOLITION BY THE CITY AT THE OWNER'S EXPENSE.

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-26-217

Municipal address: 413 N PEARL

Legal address: LOT 2 & S20' LOT 3 BLOCK B HIGHLAND ADD

Status of inspection: Active

Case description:

Unsafe structure

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/15/2026, 1:38 PM	Elizabeth Mosley	Failed Violations	

Photos

09/15/2026 1:40 PM		violation picture-188	Related deficiencies: -
--------------------	--	-----------------------	-------------------------



09/15/2026 1:42 PM

violation picture-189

Related deficiencies: -





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

09/25/2026

PROPERTY OWNER

Onie M. Ward
608 E. Bard Ave
Osceola

RE: 5.08.1: Inoperable Vehicle, (Flat tires, broken windows, expired tags, missing tags, not registered, licensed and not able to move on its own without assistance.

SUBJECT PROPERTY: 701 E BARD

PROPERTY ID NUMBER: 301-02237-000

Dear Property Owner:

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

VIOLATION(S):

The City of Osceola is promoting the cleanup of non-working vehicles from our neighborhoods. City Ordinance No. 1993-679 prohibits the outdoor storage of wrecked, dismantled, inoperative, abandoned or vehicles without valid registration/tags attached.

ACTION TO BE TAKEN:

Pursuant to City of Osceola Ordinance No. 1993-679, it shall be unlawful for the owner, owners, or occupant of any lot or real property within the City of Osceola, Arkansas, to utilize the premises for the commercial or open storage of any inoperable motor vehicles or trailers. An inoperable motor vehicle is defined as any vehicle that is in a state of disrepair, incapable of being moved under its own power, or does not display current and valid license plates. You are hereby notified that a vehicle and/or trailer located on the property appears to be in a state of disrepair and in violation of this ordinance. The violation must be corrected no later than October 1, 2026. Failure to comply by the stated cleanup date may result in further enforcement action, including possible fines, **towing or removal of the vehicle(s)**, 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



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-26-223

Municipal address: 701 E BARD

Legal address: W 1/2 LOT 8 JOHN MATTHEWS ADD

Status of inspection: Active

Case description:

inoperable Vehicles

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/25/2026, 6:52AM	Elizabeth Mosley	Failed Violations	inoperable vehicles

Photos

09/25/2026 6:55 AM

violation picture-207

Related deficiencies: -



09/25/2026 6:55 AM

violation picture-208

Related deficiencies: -



09/25/2026 6:55AM

violation picture-209

Related deficiencies: -





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

09/25/2026

PROPERTY OWNER

Rebecca Tillman
504 S. Broadway
Osceola

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

SUBJECT PROPERTY: 504 S BROADWAY

PROPERTY ID NUMBER: 301-01846-000

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:

Pursuant to Section 5.12.03 regarding overgrown and unsightly weeds, you are hereby notified that your property is currently in violation due to excessive grass and vegetation growth. Grass must be mowed and maintained at a height not exceeding six (6) inches, and all overgrown weeds, tree limbs, branches, and accumulated leaves must be removed from the premises. This violation must be corrected no later than September 30, 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



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-26-222

Municipal address: 504 S BROADWAY

Legal address: LOT 1-B BLOCK A REPLAT LOT 1 BLOCK A
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
09/25/2026, 6:46 AM	Elizabeth Mosley	Failed Violations	

Photos

09/25/2026 6:47 AM		violation picture-203	Related deficiencies: -
--------------------	--	-----------------------	-------------------------



09/25/2026 6:48AM

violation picture-204

Related deficiencies: -





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
09/24/2026

PROPERTY OWNER
Floyd & Louise Ross
2240 VILAS ST
LEAVENWORTH KS 66048

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

SUBJECT PROPERTY: 308 ELIZABETH

PROPERTY ID NUMBER: 301-01961-000

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:

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 rotting or dead tree limbs and trees to remain in a condition that is unsafe, unsightly, or unsanitary. You are hereby notified that your property is currently in violation of this ordinance and must be brought into compliance no later than October 10, 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



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-26-221

Municipal address: 308 ELIZABETH

Legal address: LOT 3 BLOCK J KEISER ADD

Status of inspection: Active

Case description:

Severely overgrown trees and vines

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/23/2026, 3:17PM	Elizabeth Mosley	Failed Violations	

Photos

09/23/2026 3:18PM		violation picture-198	Related deficiencies: -
-------------------	--	-----------------------	-------------------------



09/23/2026 3:18PM

violation picture-199

Related deficiencies: -



09/23/2026 3:19PM

violation picture-200

Related deficiencies: -





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

09/25/2026

PROPERTY OWNER

Shirley McGowan
704 E. Hale
Osceola

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

SUBJECT PROPERTY: 706 ST JOHN

PROPERTY ID NUMBER: 301-02234-000

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:

Pursuant to Section 5.12.03 regarding overgrown and unsightly weeds, you are hereby notified that your property is currently in violation due to excessive grass and vegetation growth. Grass must be mowed and maintained at a height not exceeding six (6) inches, and all overgrown weeds, tree limbs, branches, and accumulated leaves must be removed from the premises. This violation must be corrected no later than October 15, 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



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-26-225

Municipal address: 706 ST JOHN

Legal address: E1/2 LT 7 JOHN MATTHEWS ADD

Status of inspection: Active

Case description:

overgrown grass, trees and vines.

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/25/2026, 7:09 AM	Elizabeth Mosley	Failed Violations	Property is severely overgrown fenceline section has been overgrown for a considerable amount of time and needs to be cleared.

Photos

09/25/2026 7:10 AM		violation picture-211	Related deficiencies: -
--------------------	--	-----------------------	-------------------------



09/25/2026 7:10AM

violation picture-212

Related deficiencies: -



09/25/2026 7:10AM

violation picture-213

Related deficiencies: -





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
09/24/2026

PROPERTY OWNER
Jessie Jones
1106 S CHESTNUT STREET
Osceola AR 72370

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

SUBJECT PROPERTY: 240 MYRON KELLY DR

PROPERTY ID NUMBER: 301-01028-000

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:

Property is in a state of disrepair and a plan of action concerning the property must be submitted to code enforcement by OCTOBER 1, 2026, or the property will be considered for condemnation.

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-26-218

Municipal address: 240 MYRON KELLY DR

Legal address: LOT 10 BLOCK 3 WJ DRIVER ADD 240 MYRON
address: KELLY DR (PAULINE) 240 PAULINE

Status of inspection: Active

Case description:

Dilapidated property

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/23/2026, 2:52 PM	Elizabeth Mosley	Failed Violations	

Photos

09/23/2026 2:52 PM		violation picture-192	Related deficiencies: -
--------------------	--	-----------------------	-------------------------





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

09/25/2026

PROPERTY OWNER

Adrian Jones
509 st. john
Osceola AR 72370

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: 509 ST JOHN

PROPERTY ID NUMBER: 301-01309-000

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:

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 October 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.

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-26-226

Municipal address: 509 ST JOHN

Legal address: W45' LOT 3 & E20' LOT 10 HALE ADD

Status of inspection: Active

Case description:

Dilapidated Property

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/25/2026, 7:18AM	Elizabeth Mosley	Failed Violations	Property has been in a dilapidated state for a considerable amount of time

Photos

09/25/2026 7:18AM		violation picture-214	Related deficiencies: -
-------------------	--	-----------------------	-------------------------



09/25/2026 7:18AM

violation picture-215

Related deficiencies: -





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

09/24/2026

PROPERTY OWNER

David Humble
504 Fawnhollow ct
LibertyHill

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

SUBJECT PROPERTY: 308 VEASLEY ST (BROWN)

PROPERTY ID NUMBER: 301-00976-000

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.

ACTION TO BE TAKEN:

Pursuant to Section 5.12.03 regarding overgrown and unsightly weeds, you are hereby notified that your property is currently in violation due to excessive grass and vegetation growth. Grass must be mowed and maintained at a height not exceeding six (6) inches, and all overgrown weeds, tree limbs, branches, and accumulated leaves must be removed from the premises. This violation must be corrected no later than October 1, 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



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-26-219

Municipal address: 308 VEASLEY ST (BROWN)

Legal address: LOT 7 BLOCK 2 WJ DRIVER ADD

Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/23/2026, 3:02PM	Elizabeth Mosley	Failed Violations	

Photos

09/23/2026 3:03PM		violation picture-195	Related deficiencies: -
-------------------	--	-----------------------	-------------------------





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

09/24/2026

PROPERTY OWNER

Jonathan Harrell
901 W. Washington st
Hayti Mo 63851

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

SUBJECT PROPERTY: 319 MYRON KELLY DR

PROPERTY ID NUMBER: 301-01013-000

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. You are hereby notified that your property is currently in violation of this ordinance and must be brought into compliance no later than September 30, 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



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-26-080

Municipal address: 319 MYRON KELLY DR

Legal address: LOT 44 BLOCK 2 WJ DRIVER ADD OF 01-12-10 Status of inspection: Active

Case description:

Overgrown grass and property

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
05/18/2026, 1:55 PM	Elizabeth Mosley	Failed Violations, Order issued	
09/23/2026, 2:57 PM	Elizabeth Mosley	Failed Violations	

Photos

05/18/2026 1:56 PM		-	Related deficiencies: -
--------------------	--	---	-------------------------



09/23/2026 2:57 PM

violation picture-193

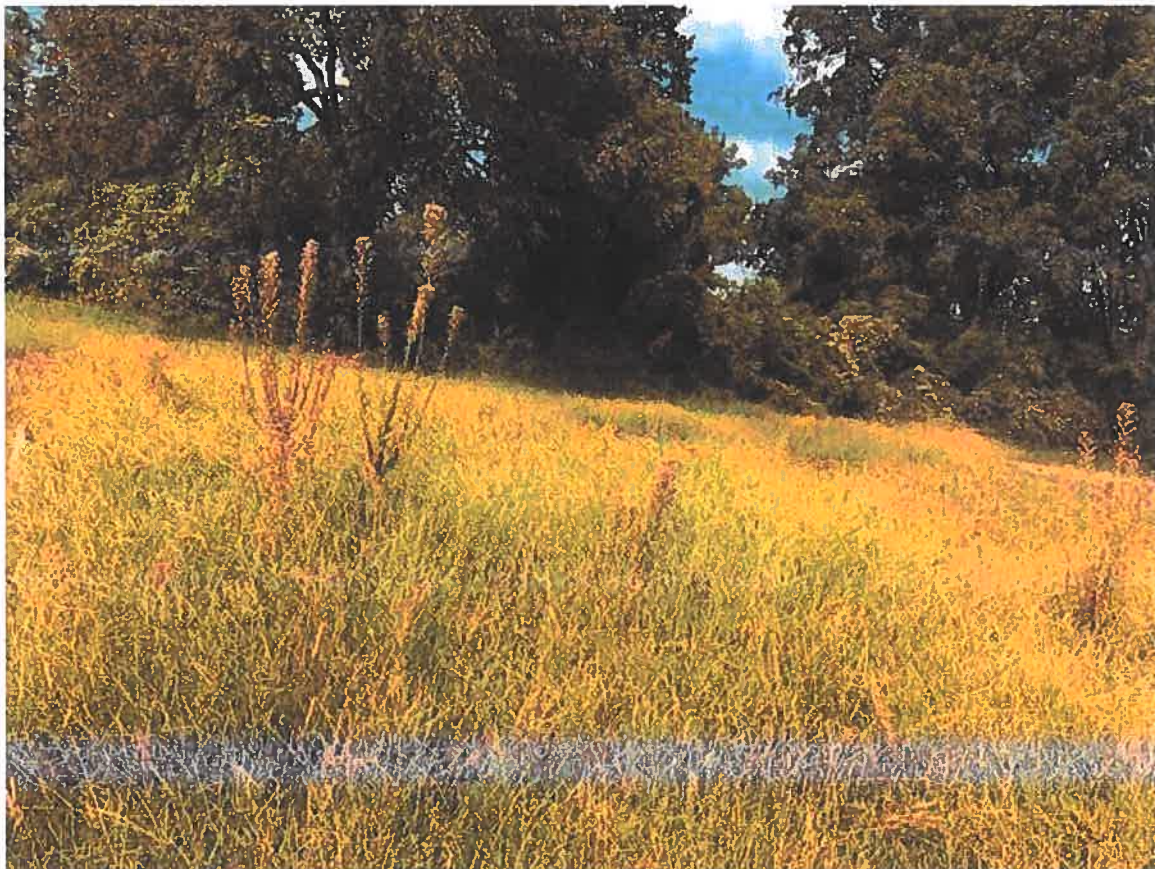
Related deficiencies: -



09/23/2026 2:57 PM

violation picture-194

Related deficiencies: -





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

09/25/2026

PROPERTY OWNER

Curt Carley
301 S. Broadway
Osceola, AR 72370

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

SUBJECT PROPERTY: 301 S BROADWAY

PROPERTY ID NUMBER: 301-01044-000

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:

Pursuant to Section 5.12.03 regarding overgrown and unsightly weeds, you are hereby notified that your property is currently in violation due to excessive grass and vegetation growth. Grass must be mowed and maintained at a height not exceeding six (6) inches, and all overgrown weeds, tree limbs, branches, and accumulated leaves must be removed from the premises. This violation must be corrected no later than October 1, 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



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-26-224

Municipal address: 301 S BROADWAY

Legal address: LOT 33 EDRINGTON ADD

Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/25/2026, 7:02AM	Elizabeth Mosley	Failed Violations	Overgrown grass and vines

Photos

09/25/2026 7:02AM		violation picture-210	Related deficiencies: -
-------------------	--	-----------------------	-------------------------





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

09/24/2026

PROPERTY OWNER

William Foster
106 W GREENBRIAR
OSCEOLA Arkansas 72370

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

SUBJECT PROPERTY: 106 W GREENBRIAR

PROPERTY ID NUMBER: 301-01228-000

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.

ACTION TO BE TAKEN:

Pursuant to Section 5.12.03 regarding overgrown and unsightly weeds, you are hereby notified that your property is currently in violation due to excessive grass and vegetation growth. Grass must be mowed and maintained at a height not exceeding six (6) inches, and all overgrown weeds, tree limbs, branches, and accumulated leaves must be removed from the premises. This violation must be corrected no later than SEPTEMBER 30, 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



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-26-216

Municipal address: 106 W GREENBRIAR

Legal address: LT 11 BLK C GREENBRIAR 3RD ADD REPLAT LOTS 1 THRU 12
Status of inspection: Active

Case description:

Severely overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/15/2026, 12:50PM	Elizabeth Mosley	Failed Violations	

Photos

09/15/2026 12:50 PM		violation picture-186	Related deficiencies: -
---------------------	--	-----------------------	-------------------------



09/15/2026 12:51PM

violation picture-187

Related deficiencies: -





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

09/24/2026

PROPERTY OWNER

Leroy Gibson Jr.
PO Box 76 833 Pine Ave
Wagner SD 57380

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

SUBJECT PROPERTY: 212 214 VEASLEY ST (BROWN)

PROPERTY ID NUMBER: 301-00985-000

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.

ACTION TO BE TAKEN:

Pursuant to Section 5.12.03 regarding overgrown and unsightly weeds, you are hereby notified that your property is currently in violation due to excessive grass and vegetation growth. Grass must be mowed and maintained at a height not exceeding six (6) inches, and all overgrown weeds, tree limbs, branches, and accumulated leaves must be removed from the premises. This violation must be corrected no later than October 3, 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



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-26-220

Municipal address: 212 214 VEASLEY ST (BROWN)

Legal address: E1/2 LT 16 BLK 2 WJ DRIVER ADD

Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/23/2026, 3:09PM	Elizabeth Mosley	Failed Violations	

Photos

09/23/2026 3:09PM		violation picture-197	Related deficiencies: -
-------------------	--	-----------------------	-------------------------

