



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

09/30/2026

PROPERTY OWNER

Kenneth Gladney

210 E. Shadow

Osceola AR 72370

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

SUBJECT PROPERTY: 210 E SHADOW

PROPERTY ID NUMBER: 301-02416-560

Dear Property Owner:

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

VIOLATION(S):

Understanding Property Easements City of Osceola, Arkansas

An easement is a portion of private property that allows the City, utility companies, or other authorized parties the right to access and use the area for a specific purpose, such as electric, water, sewer, drainage, or access. The property owner still owns the land; however, the easement must be maintained and kept available for its intended use.

Property Owner and Tenant Responsibilities:

- Maintain grass, weeds, and vegetation within easement areas as required by City ordinance.

Keep easements free from trash, debris, vehicles, structures, fences, and other obstructions.

Do not alter drainage areas, block water flow, or interfere with utility access.

- Obtain approval before placing any improvements or structures within an easement area.

Allow authorized City personnel and utility providers reasonable access for inspection, maintenance, and repairs.

ACTION TO BE TAKEN:

An inspection of the property has revealed that the property easement located behind the fence is overgrown and is not being properly maintained. The property owner or tenant is hereby notified that the easement area must be completely cleared of overgrown grass, weeds, vegetation, trash, debris, and other obstructions. The easement must be kept cut, clean, and accessible so that it remains available for its intended purpose and does not become obstructed or inaccessible. The entire easement area behind the fence must be cleaned and brought into compliance no later than October 15, 2026. The property owner or tenant is responsible for maintaining the easement on a regular basis after the violation has been corrected. Failure to correct and maintain the easement by the stated deadline may result in further enforcement action by the City of Osceola, including required cleanup or mowing, assessment of associated costs against the property, liens where authorized, and any other enforcement remedies available under applicable City ordinances and Arkansas law.

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-25-168

Municipal address: 210 E SHADOW

Legal address: LOT 6 BLK G REPLAT 3 PLANTATION OAKS 301-00054-300

Status of inspection: Active

Case description:

Easement Management and grass mowing.

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
06/18/2025, 10:48AM	Elizabeth Mosley	Failed Violations	
07/29/2026, 1:35 PM	Elizabeth Mosley	Failed Violations	

Photos

06/18/2025 10:48AM			Related deficiencies: -
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06/18/2025 10:49 AM

Related deficiencies: -



06/18/2025 10:49 AM

Related deficiencies: -



07/29/2026 1:35 PM

violation picture-116

Related deficiencies: -



07/29/2026 1:36 PM

violation picture-117

Related deficiencies: -



07/29/2026 1:36 PM

violation picture-118

Related deficiencies: -





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Notice of Violation

DATE OF NOTICE
09/30/2026

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:

This letter serves as the **FINAL NOTICE** regarding a violation of the City of Osceola Municipal Code located at: (706 E Bard)

REQUIRED ACTION: You are hereby ordered to correct the violation(s) listed above within fifteen (15) calendar days of receipt of this notice. Acceptable corrective actions include (as applicable):

- Mowing or clearing overgrown vegetation
- Repairing or securing structures

FAILURE TO COMPLY: Failure to correct the violation(s) within the required timeframe may result in one or more of the following actions:

1. Issuance of fines or civil penalties
2. Condemnation of Property

3. Abatement by the city, Cost billed to owner
4. A lien placed against the property for costs incurred by the city
5. Legal action, including citation and/or court proceedings.

Each day a violation continues may be treated as a separate offense

MUST BE COMPLETED BY: October 15, 2026

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-26-210

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

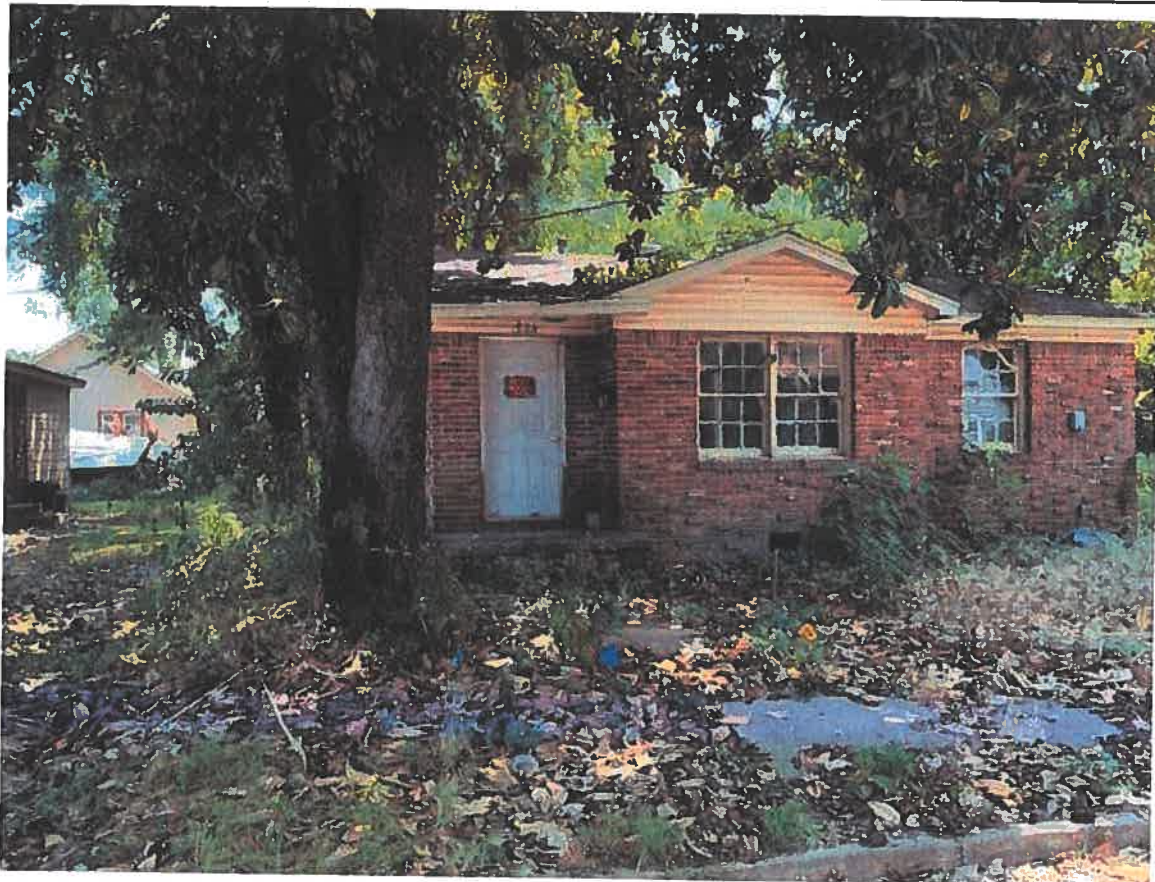
No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
08/26/2026, 2:21 PM	Elizabeth Mosley	Failed Violations	
09/30/2026, 4:05 PM	Elizabeth Mosley	Failed Violations	Property still out of compliance, Final Letter before condemning

Photos

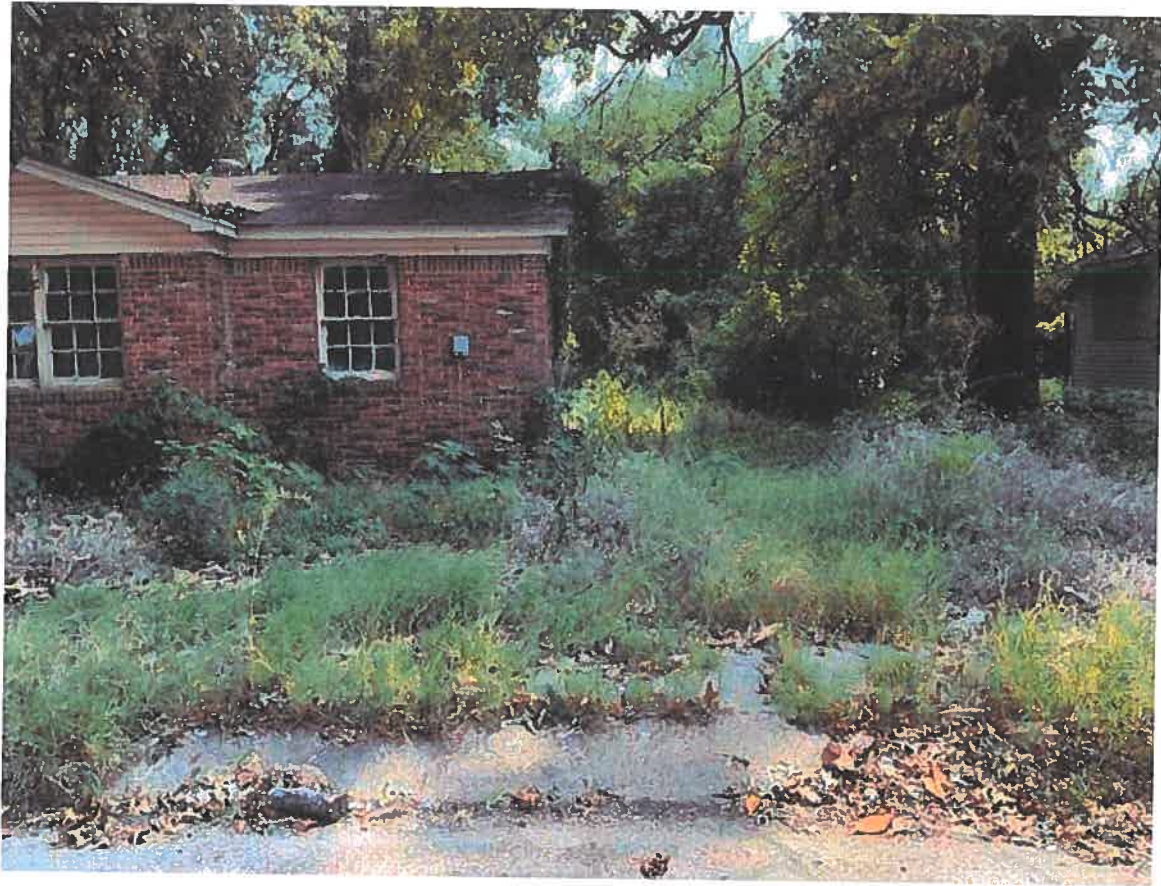
08/26/2026 2:22 PM		violation picture-175	Related deficiencies: -
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08/26/2026 2:24 PM

violation picture-176

Related deficiencies: -





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Notice of Violation

DATE OF NOTICE

09/30/2026

PROPERTY OWNER

MASIFILO-VAEA KIEKA SENETI
1020 NEWBRIDGE ST
EAST PALO ALTO CA 94303

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

SUBJECT PROPERTY: 409 W BARD

PROPERTY ID NUMBER: 301-02865-000

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:

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 AUGUST 14, 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.

On July 28 you received a violation letter concerning your property located at 409 W. Bard and you had a deadline of August 14, 2026, to correct the violations. As of today's date, nothing has been done and the property remains out of compliance, this is your final notice to correct the dangerous condition with the trees on your property. Failure to comply by October 15, 2026, will result in further enforcement action, including possible fines, abatement by the City, and assessment of associated costs against the property including a lien being placed on 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.

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CODE ENFORCEMENT

Case number: CE-26-172

Municipal address: 409 W BARD

Legal address: LTS 6 & 7 BLK 33 TOWNSITE ADD

Status of inspection: Active

Case description:

Severely overgrown grass and trees

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
07/27/2026, 3:27PM	Elizabeth Mosley	Failed Violations	
09/30/2026, 4:18PM	Elizabeth Mosley	Failed Violations	NO ATTENTION TAKEN

Photos

07/27/2026 3:27 PM

violation picture-103

Related deficiencies: -





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Notice of Violation

DATE OF NOTICE

09/30/2026

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: FINAL 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 OCTOBER 15, 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.

On (date) you were issued a violation letter concerning your property and as of today's date the property remains out of compliance. This serves as your final letter concerning your property, if the violation is not corrected by (date) 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 and a lien placed on your 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.

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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

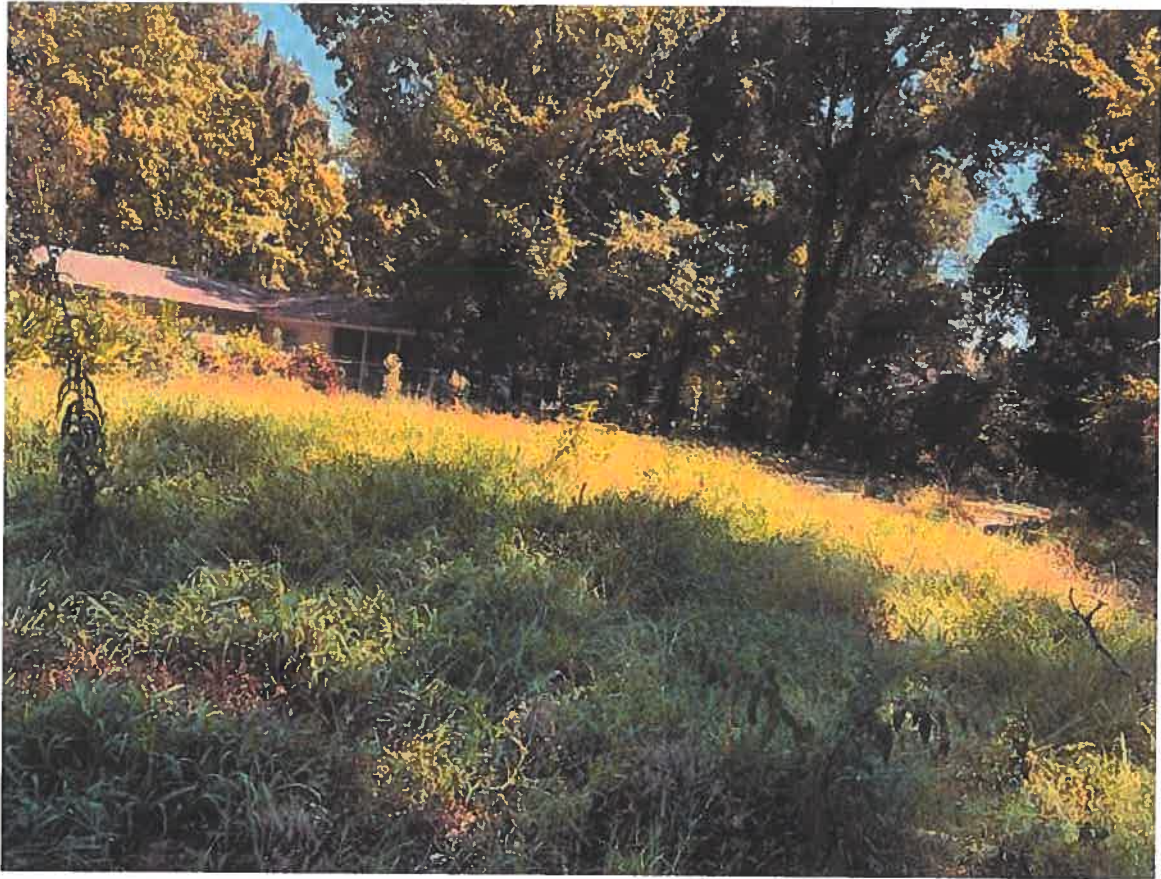
VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
08/26/2026, 2:43 PM	Elizabeth Mosley	Failed Violations	
09/30/2026, 4:36 PM	Elizabeth Mosley	Failed Violations	PROPERTY SEVERELY OVERGROWN

Photos

08/26/2026 2:43PM

violation picture-180

Related deficiencies: -





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Notice of Violation

DATE OF NOTICE

09/30/2026

PROPERTY OWNER

ALAETHIA TRADE LLC c/o Jeremy Thomas
PO Box 686
Osceola AR

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

SUBJECT PROPERTY: 204 E UNION

PROPERTY ID NUMBER: 301-00874-200

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:

An inspection of the property has revealed that the grass and weeds are excessively overgrown and the property is not being maintained in a regularly mowed and orderly condition. The property owner or tenant is hereby notified that the grass and weeds must be completely cut and the property brought into compliance no later than October 7, 2026. The property owner or tenant is responsible for maintaining the property on a regular basis so that the grass and weeds do not become excessively overgrown again. The entire property, including areas around structures, fences, sidewalks, driveways, and other accessible areas, must be properly mowed and maintained. Failure to correct the violation by October 7, 2026, or failure to maintain the property after correction, may result in further enforcement action by the City of Osceola, including City-ordered mowing, assessment of associated costs against the property, liens where authorized, and any other enforcement remedies available under applicable City ordinances and Arkansas law.

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-26-231

Municipal address: 204 E UNION

Legal address: LT 11-R RPLT BLK N JD DRIVER ADD 204 UNION
202 E UNION

Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

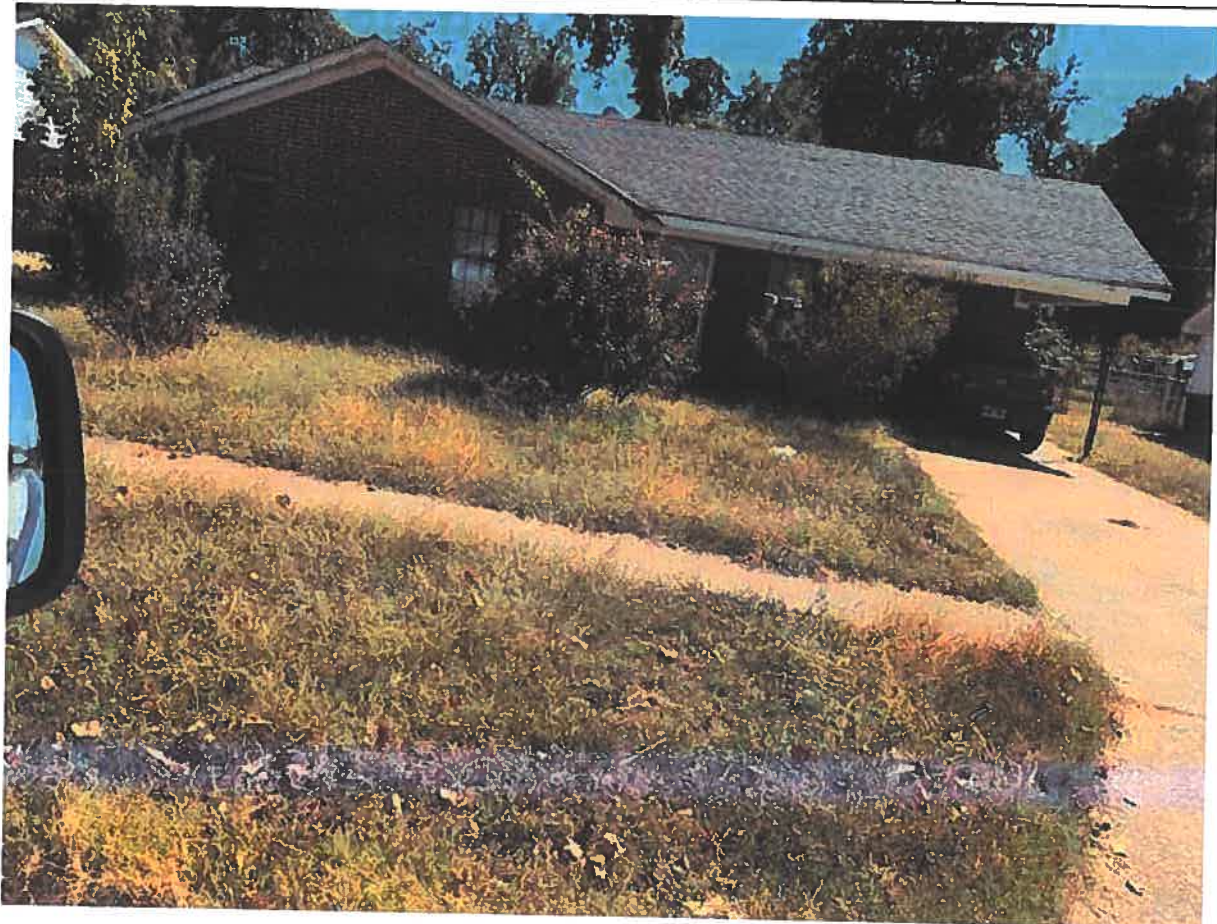
No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/28/2026, 2:18 PM	Elizabeth Mosley	Failed Violations	

Photos

09/28/2026 2:18 PM		violation picture-222	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

09/30/2026

PROPERTY OWNER

LUIS GUTIERRE RUIZ JORGE
1118 NORTH DRIVE
OSCEOLA

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

SUBJECT PROPERTY: 1118 NORTH DRIVE

PROPERTY ID NUMBER: 301-03000-000

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:

OVERGROWN GRASS AND VEGETATION

An inspection of the property has revealed that the grass, weeds, and/or vegetation on the property have become excessively overgrown and are not being properly maintained. The condition of the property is in violation of the applicable City of Osceola property maintenance and nuisance requirements.

The property owner, occupant, or responsible party is hereby notified that the grass, weeds, and overgrown vegetation must be **completely cut, removed, and the property cleaned up no later than October 7, 2026.**

All grass and vegetation must be cut to a reasonable height, and all resulting clippings, weeds, debris, and other accumulated materials must be removed from the property. The entire property, including areas along sidewalks, curbs, fences, structures, and other accessible areas, must be properly maintained.

Failure to correct this violation by **October 7, 2026** may result in the City taking further enforcement action as authorized by City ordinance and applicable law. This may include the City arranging for the property to be cleaned or mowed and assessing the associated costs against the property, as well as any other remedies available to the City.

This notice is being provided to give the responsible party an opportunity to voluntarily correct the violation before additional enforcement action is taken.

CORRECTION DEADLINE: OCTOBER 7, 2026

The property must be fully mowed and cleaned up by this date.

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-26-227

Municipal address: 1118 NORTH DRIVE

Legal address: LOT 3 BLOCK K WATSON ADD

Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/28/2026, 11:03AM	Elizabeth Mosley	Failed Violations	

Photos

09/28/2026 11:04AM		violation picture-216	Related deficiencies: -
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Notice of Violation

DATE OF NOTICE
09/30/2026

PROPERTY OWNER
Roniqua Carbin
910 S. Garden Dr.
OSCEOLA

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

SUBJECT PROPERTY: 910 S GARDEN

PROPERTY ID NUMBER: 301-00499-000

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.

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:

An inspection of the property has revealed excessively overgrown grass and weeds, as well as trash, rubbish, discarded materials, and debris accumulated around the yard and property. These conditions must be corrected immediately. The grass and weeds must be completely cut and maintained at a reasonable height, and all trash, rubbish, debris, and unwanted materials must be removed from the property and properly disposed of. **The entire property must be cleaned and brought into compliance no later than October 7, 2026. Partial cleanup or mowing will not be considered full compliance.**

Trash and other household refuse must not be placed at the roadside or curb for collection prior to the regularly scheduled collection day. For this property, trash may be placed at the roadside only on the morning of the regularly scheduled pickup days, which are Tuesday and Friday. Trash placed at the roadside on other days will be considered improperly placed and must be removed.

Failure to fully correct these violations by the stated deadline may result in further enforcement action by the City of Osceola, including City-ordered mowing and cleanup, assessment of associated costs against the property, liens where authorized, and any other enforcement remedies available under applicable City ordinances and Arkansas law. Continued failure to maintain the property may result in additional enforcement action and further notices.

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-26-228

Municipal address: 910 S GARDEN

Legal address: LOT 39 BARRY LYNN GARDENS

Status of inspection: Active

Case description:

Severely overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/28/2026, 11:14AM	Elizabeth Mosley	Failed Violations	

Photos

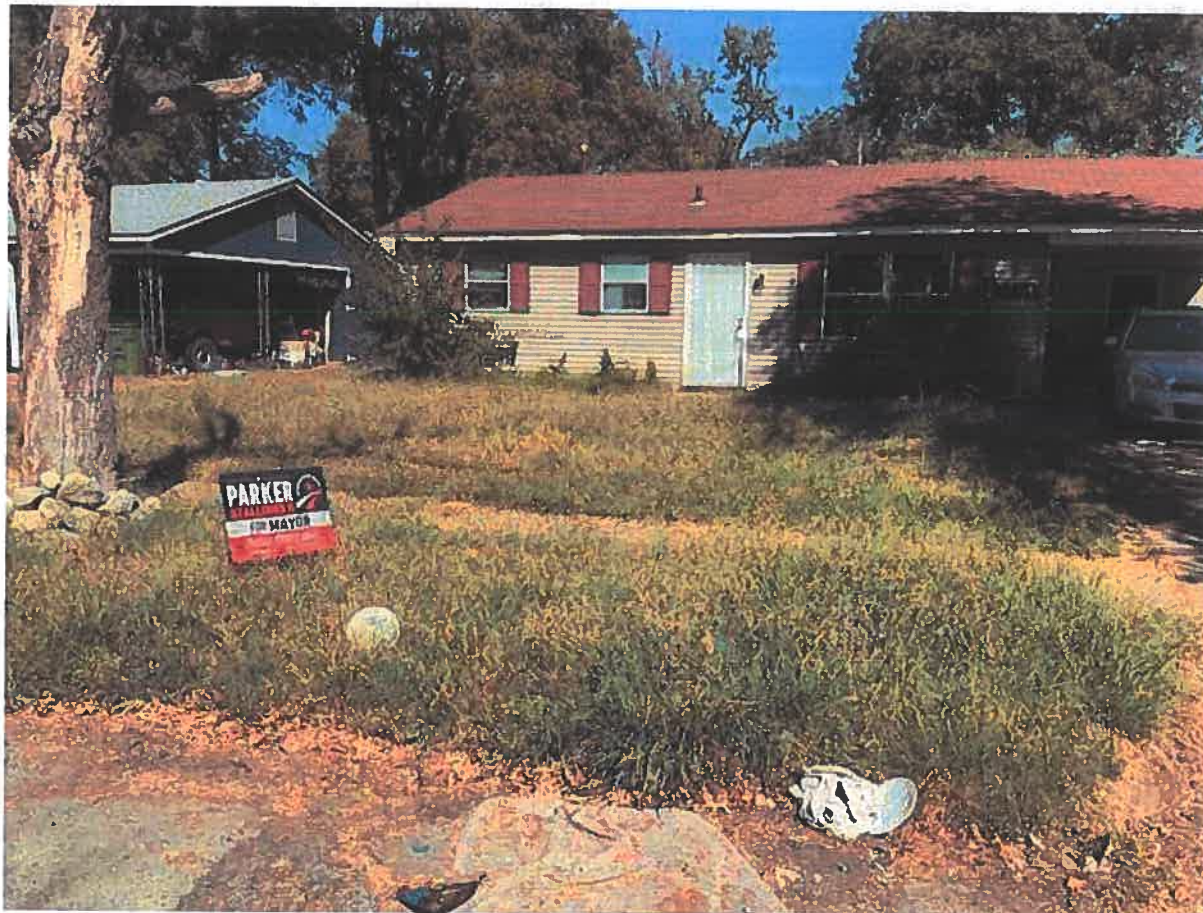
09/28/2026 11:15 AM		violation picture-217	Related deficiencies: -
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09/28/2026 11:15 AM

violation picture-218

Related deficiencies: -





City of Osceola
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Notice of Violation

DATE OF NOTICE
09/30/2026

PROPERTY OWNER
Latesha Johnson
904 S. Garden Dr.
OSCEOLA

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

SUBJECT PROPERTY: 904 S GARDEN DR

PROPERTY ID NUMBER: 301-00455-000

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:

An inspection of the property has revealed excessively overgrown grass and weeds and an overall lack of proper maintenance and cleanliness of the yard. The property must be brought into a clean, orderly, and properly maintained condition. All grass and weeds must be completely cut and maintained at a reasonable height, and the entire yard must be cleaned of accumulated debris, rubbish, discarded materials, and other items that are not properly stored or maintained. Areas around the residence, accessory structures, fences, sidewalks, driveways, and other portions of the property must also be properly maintained. The property must be fully cleaned and brought into compliance no later than October 7, 2026. Partial mowing or cleanup will not be considered full compliance. Failure to correct these conditions by the stated deadline may result in further enforcement action by the City of Osceola, including City-ordered mowing or cleanup, assessment of associated costs against the property, liens where authorized, and any other enforcement remedies available under applicable City ordinances and Arkansas law. Continued failure to maintain the property may result in additional enforcement action and further notices.

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-26-229

Municipal address: 904 S GARDEN DR

Legal address: LT 1 REPLAT LT B BARRY LYNN GARDENS

Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/28/2026, 11:17 AM	Elizabeth Mosley	Failed Violations	

Photos

09/28/2026 11:18AM		violation picture-219	Related deficiencies: -
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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
09/30/2026

PROPERTY OWNER
Khris Goble
1090 W Keiser Ave
OSCEOLA

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: 1090 W KEISER

PROPERTY ID NUMBER: 301-00184-000

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.

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:

An inspection of the property has revealed the open and improper storage of wood, furniture, appliances, miscellaneous materials, and other items throughout the property. These items are being stored in a manner that is creating an unsightly and disorderly appearance and causing the property to become an eyesore in the surrounding area. The property must be cleaned, organized, and brought into a neat and orderly condition. All items must be properly stored, secured, or removed from the property, and materials may not be left scattered or openly stored in a manner that creates an unsightly condition. The property must be fully cleaned and organized no later than October 15, 2026. Failure to correct these conditions by the stated deadline may result in further enforcement action by the City of Osceola, including additional notices, required abatement or cleanup, assessment of associated costs against the property, liens where authorized, and any other enforcement remedies available under applicable City ordinances and Arkansas law. Continued failure to properly maintain the property may result in additional enforcement action.

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-26-230

Municipal address: 1090 W KEISER

Legal address: W175' E1058' N240' S340' SE1/4 OF 35-13-10
1090 W KEISER

Status of inspection: Active

Case description:

Open storage unsightly property

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
09/28/2026, 11:39AM	Elizabeth Mosley	Failed Violations	

Photos

09/28/2026 11:40AM		violation picture-220	Related deficiencies: -
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09/28/2026 11:43AM

violation picture-221

Related deficiencies: -

