

Notice of Violation

City of Osceola

Office of Code Enforcement

303 West Hale Avenue P.O. Box 443

Osceola, AR 72370

Phone (870) 563-5245

Fax (870) 563-5195 or (870) 497-2228



06/28/2023

~~B & A WRIGHT PROPERTIES, INC~~
~~810 BETTY LYNN OSCEOLA AR 72370~~

Baratelli Arkansas Properties, LLC
751 E. Dorchester Dr
St. Johns, FL 32259-6289

Subject Property: 407 S PEARL AR, , AR

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW: 07/07/2023

5.04.01 Property Maintenance - It shall be unlawful for the owner, owners or occupant of any lot or other real property within the City of Osceola, Arkansas to maintain or allow any dilapidated or unsightly building or structure on such lot or real property. Ord. No. 1991-650.

5.12.03 Weeds and Grass, Etc., Removal - Weeds and grass, removal of rubbish, open storage, stagnant water. 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 twelve (12) 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. Ord. No. 2009-867.

Action to be taken:

Weeds and grass should be cut and cleaned by July 7, 2023. Failure to do so could result in fines and property being cleaned by the city at owners expense. A plan of action should be submitted to the City of Osceola Code Enforcement office by July 31, 2023 with the plans to bring the property back up to code or be demolished. Failure will lead to the property being listed on the condemned list for consideration by Osceola City Council.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN 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 CLEANUP BEING PERFORMED BY CITY OFFICIALS ON THE PROPERTY WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR TEN PERCENT (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 IN CORRECTING THE CONDITIONS. A LIEN MAY BE FILED AGAINST THE PROPERTY AND AGAINST YOU AS THE OWNER FOR UNPAID FEES.

Thank You,

Office of Code Enforcement

BARATELLI ARKANSAS PROPERTIES LLC

407 S PEARL
OSCEOLA, AR 72370-2704



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Basic Info

Parcel Number:	301-00896-000
County Name:	Mississippi County
Property Address:	BARATELLI ARKANSAS PROPERTIES LLC 407 S PEARL OSCEOLA, AR 72370-2704 <u>Map This Address</u>
Mailing Address:	BARATELLI ARKANSAS PROPERTIES LLC 751 E DORCHESTER DR SAINT JOHNS FL 32259-6289
Collector's Mailing Address :	BARATELLI ARKANSAS PROPERTIES LLC 751 E DORCHESTER DR SAINT JOHNS, FL 32259-6289
Total Acres:	0.31
Timber Acres:	0.00
Sec-Twp-Rng:	36-13-10
Lot/Block:	7/R
Subdivision:	J D DRIVER ADD
Legal Description:	LOT 7 BLOCK R JD DRIVER ADD 407 S PEARL
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEVEE DISTRICT
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No





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06/28/2023

TUCKER, CAROLYN DENISE
P O BOX 877 OSCEOLA AR 72370

Subject Property: 105 E SHADOW AR, , AR

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW: 07/28/2023

5.04.01 Property Maintenance - It shall be unlawful for the owner, owners or occupant of any lot or other real property within the City of Osceola, Arkansas to maintain or allow any dilapidated or unsightly building or structure on such lot or real property. Ord. No. 1991-650.

Action to be taken:

Unsightly property should be repaired by July 28, 2023. If repairs cannot be made in that time submit a plan of action to the Code Enforcement Office by same date. Failure to make repairs could result in fines.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN 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 CLEANUP BEING PERFORMED BY CITY OFFICIALS ON THE PROPERTY WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR TEN PERCENT (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 IN CORRECTING THE CONDITIONS. A LIEN MAY BE FILED AGAINST THE PROPERTY AND AGAINST YOU AS THE OWNER FOR UNPAID FEES.

Thank You,

Office of Code Enforcement

TUCKER CAROLYN DENISE

105 E SHADOW
OSCEOLA, AR 72370-0877



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- [Valuation](#)
- [Taxes](#)
- [Receipts](#)
- [Improvements](#)
- [Parcel Boundary](#)

Basic Info

Parcel Number:	301-02416-185
County Name:	Mississippi County
Property Address:	TUCKER CAROLYN DENISE 105 E SHADOW OSCEOLA, AR 72370-0877 Map This Address
Mailing Address:	TUCKER CAROLYN D PO BOX 877 OSCEOLA AR 72370
Collector's Mailing Address :	TUCKER CAROLYN D PO BOX 877 OSCEOLA, AR 72370
Total Acres:	0.35
Timber Acres:	0.00
Sec-Twp-Rng:	02-12-10
Lot/Block:	11/B
Subdivision:	PLANTATION OAKS SUB
Legal Description:	LOT 11 BLOCK B REPLAT 3 PLANTATION OAKS 301-00054-300
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEVEE DISTRICT
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No





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06/28/2023

~~TAYLOR, ESSIE M~~
~~617 CHILDRESS OSCEOLA AR 72370~~

*Parker Stallings
108 W. Brickly St
Osceola, AR 72370*

Subject Property: 617 CHILDRESS AR, , AR

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW: 07/07/2023

5.12.03 Weeds and Grass, Etc., Removal - Weeds and grass, removal of rubbish, open storage, stagnant water. 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 twelve (12) 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. Ord. No. 2009-867.

Action to be taken:

Property should be mowed and cleaned by July 7, 2023. Failure to do so may result in fines and property being mowed by the city at owners expense.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN 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 CLEANUP BEING PERFORMED BY CITY OFFICIALS ON THE PROPERTY WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR TEN PERCENT (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 IN CORRECTING THE CONDITIONS. A LIEN MAY BE FILED AGAINST THE PROPERTY AND AGAINST YOU AS THE OWNER FOR UNPAID FEES.

Thank You,

Office of Code Enforcement

STALLINGS PARKER

617 CHILDRESS
OSCEOLA, AR

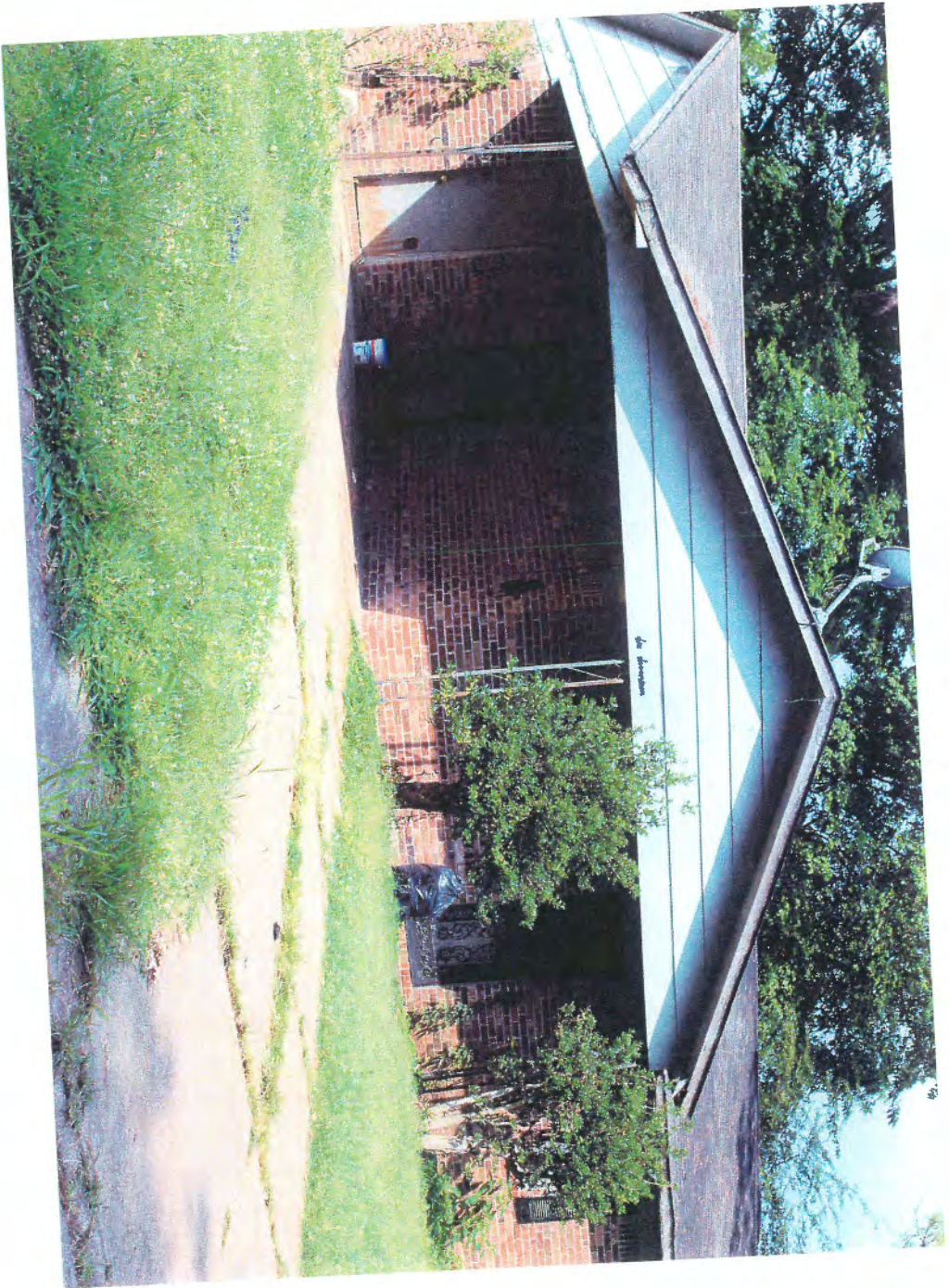


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Basic Info

Parcel Number:	301-01135-000
County Name:	Mississippi County
Property Address:	STALLINGS PARKER 617 CHILDRESS OSCEOLA, AR Map This Address
Mailing Address:	STALLINGS PARKER WAYNE 11 108 N BRICKEY ST OSCEOLA AR 72370-2417
Collector's Mailing Address :	STALLINGS PARKER WAYNE 11 108 N BRICKEY ST OSCEOLA, AR 72370-2417
Total Acres:	0.23
Timber Acres:	0.00
Sec-Twp-Rng:	36-13-10
Lot/Block:	18/B
Subdivision:	GREEN ACRES ADD
Legal Description:	LOT 18 BLOCK B GREEN ACRES ADD
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEVEE DISTRICT
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No





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06/28/2023

~~JOHNSON, JOSEPH~~
~~212 N POPLAR OSCEOLA AR 72370~~

Danso Yaw
6100 Henry Ave Ste 50
Philadelphia, PA 19128-1502

Subject Property: 324 N ASH OSCEOLA AR, , AR

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW: 07/28/2023

11.8.7 Property Maintenance Code - 1. That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Osceola, Arkansas, being marked and designated as the International Property Maintenance Code, 2003 edition, as published by the International Code Council, be and is hereby adopted as the property Maintenance Code of the City of Osceola, Arkansas, in the State of Arkansas for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City of Osceola, Arkansas are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

2. The following sections are hereby revised:

1. Section 101.01. Insert: City of Osceola, Arkansas, as Name of Jurisdiction.
2. Section 103.5. Insert: City of Osceola, Arkansas, Fee Schedule.
3. Section 106.4. Insert: In addition to the lien provisions as provided herein, any owner, owners or occupant of any lot or other real property within the City of Osceola, Arkansas, after having been given seven (7) days notice by the City Code Enforcement Officer, who shall fail, refuse or neglect to correct or rectify said condition, shall be guilty of a violation of this Ordinance, and upon conviction therefore, shall be punishable by a fine of not less than Twenty-Five (\$25.00) Dollars and not more than One Hundred (\$1 00.00) Dollars; and each day such violation occurs or shall continue, shall be considered a separate offense.
4. Section 302.4. Insert: 6 inches.
5. Section 304. 14. Insert: March 1 to October 31.
6. Section 602.3. Insert: October 1 to March 31.
7. Section 602.4 Insert: October 1 to March 31.

3. That this Ordinance supplements Ordinance Numbers 1991-650 and 2004-797 of the City of Osceola, Arkansas, entitled An Ordinance Prohibiting the Maintenance or Allowance of Dilapidated Buildings or Structures Upon Private Property and Requiring Premises to be Kept Free From Dilapidated Buildings or Structures; Prescribing a Procedure to be Followed in such cases; Declaring an Emergency, and For Other Purposes, and An Ordinance To Amend Ordinance No. 1991-650; Declaring an Emergency; and For Other Purposes. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

4. That the City of Osceola, Arkansas, shall have the option of enforcing this Ordinance by any one or more of the methods as provided for herein, and the use of one remedy as prescribed herein by said City shall in no way prevent or prohibit the City of Osceola, Arkansas, from proceeding under different or other remedies as herein provided. ·Ord. No. 2006- 834.

5.12.03 Weeds and Grass, Etc., Removal - Weeds and grass, removal of rubbish, open storage, stagnant water. 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 twelve (12) 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. Ord. No. 2009-867.

Action to be taken:

Property should be mowed and cleaned by July 28, 2023. Property will be listed on the condemned list for consideration by the Osceola City Council. Failure to clean the property could result in fines and property being cleaned up by the city at owners expense.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN 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 CLEANUP BEING PERFORMED BY CITY OFFICIALS ON THE PROPERTY WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR TEN PERCENT (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 IN CORRECTING THE CONDITIONS. A LIEN MAY BE FILED AGAINST THE PROPERTY AND AGAINST YOU AS THE OWNER FOR UNPAID FEES.

Thank You,

Office of Code Enforcement

DANSO YAW

324 N ASH
OSCEOLA, AR 72370-2109



[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Taxes](#) [Receipts](#) [Parcel Boundary](#)

Basic Info

Parcel Number:	301-02489-000
County Name:	Mississippi County
Property Address:	DANSO YAW 324 N ASH OSCEOLA, AR 72370-2109 Map This Address
Mailing Address:	DANSO YAW 6100 HENRY AVE STE 50 PHILADELPHIA PA 19128-1502
Collector's Mailing Address :	DANSO YAW 6100 HENRY AVE STE 50 PHILADELPHIA, PA 19128-1502
Total Acres:	0.09
Timber Acres:	0.00
Sec-Twp-Rng:	36-13-10
Lot/Block:	10-1/
Subdivision:	ROWLETT ADD
Legal Description:	LOT 10 & 11 REPLAT LOT 5 ROWLETT ADD 324 N ASH
School District:	1N OSCEOLA
Improvement Districts:	D112,ST FRANCIS LEVEE DISTRICT
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



