



**CITY OF OSCEOLA  
OFFICE OF CODE ENFORCEMENT**

303 WEST HALE AVENUE  
P. O. BOX 443  
OSCEOLA, AR 72370

(870) 563-5245 | Fax: 870.563.5195 or 870.497.2228

DATE OF NOTICE  
**04/01/2024**

## NOTICE OF VIOLATION

**Property Owner**

**Name:** Danso Yaw  
**Address:** 6100 Henry Ave. STE50  
Philadelphia, PA 19128-+1502

**Subject Property:**

324 N. Ash  
Osceola, AR 72370

Dear Property Owner:

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

**VIOLATION**

**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.

**5.04.02 Building Removal**

All property owners within the City of Osceola, Arkansas are hereby required to tear down, remove and dispose of all dilapidated or unsightly buildings or structures existing on such property. Ord. No. 1991-650.

**ACTION TO BE TAKEN:**

This letter is to serve as notice that in the February Osceola City Council meeting your property was condemned by the City Council. You now have 30 days (4/30/24) to tear down the property and clean up the lot. Failure to do so will result in the city clearing the property at the owners expense or the city will place a lien on the property.

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 CLEAN-UP BEING PERFORMED BY CITY OFFICIALS OF THE PROPERTY 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 CORRECTING THE CONDITIONS. A LIEN UNPAID FEES.

Thank You,

Office of Code Enforcement

Resolution No. 2024- 16

City of Osceola, Arkansas

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 324 N. ASH IN THE CITY OF OSCEOLA TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES, AND FOR OTHER PURPOSES.**

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

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

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

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

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

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

The **LOT 10 & 11 REPLAT LOT 5 ROWLETT ADD 324 N ASH** within the City of Osceola, Arkansas.

(Also shown on tax records as tax parcel number **301-02489-000** and more commonly known as **324 N. ASH**, Osceola, Arkansas)

A copy of this Resolution shall also be mailed to **6100 HENRY AVE STE 50, PHILADELPHIA, PA 19128-1502.**

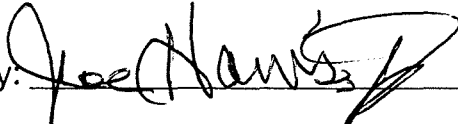
**SECTION 3:** If the aforementioned structures have not been razed and/or removed within (30) days after posting a true copy of this Resolution in a conspicuous place upon the structure constituting the nuisance otherwise abated, the structures shall be torn down and/or removed by the Code Enforcement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

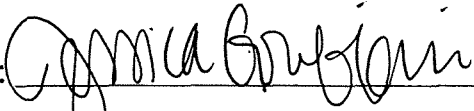
**SECTION 4:** That the provisions of the Resolution are hereby declared to be severable and if any section phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

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

**PASSED AND APPROVED** this 22<sup>nd</sup> day of February 2024.

CITY OF OSCEOLA, ARKANSAS

By:   
\_\_\_\_\_  
Mayor Joe Harris, Jr

ATTEST:   
\_\_\_\_\_  
City Clerk

**Resolution No. 2024-\_\_\_\_\_**

**City of Osceola, Arkansas**

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 324 N. ASH IN THE CITY OF OSCEOLA TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES, AND FOR OTHER PURPOSES.**

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(Also shown on tax records as tax parcel number **301-02489-000** and more commonly known as **324 N. ASH**, Osceola, Arkansas)

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CITY OF OSCEOLA, ARKANSAS

By: \_\_\_\_\_

Mayor Joe Harris, Jr

ATTEST: \_\_\_\_\_

City Clerk







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**01/12/2024**

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Philadelphia, PA 19128-+1502

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324 N. Ash  
Osceola, AR 72370

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**VIOLATION**

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**5.04.02 Building Removal**

All property owners within the City of Osceola, Arkansas are hereby required to tear down, remove and dispose of all dilapidated or unsightly buildings or structures existing on such property. Ord. No. 1991-650.

**ACTION TO BE TAKEN:**

This letter is to serve an notice that your property is being considered as being placed on the condemned property list. You are hereby notified that you may appeal this decision at on February 20, 2024 at the regularly scheduled Osceola City Council meeting at 5:00 pm CST at 303 W. Hale Ave. Failure to appear in person or by representative shall constitute that you have no objections to this matter. Or if you wish to have the property torn down and would like to work with us on removing the property please contact the Code Enforcement Office at (870)563-5245.

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 CLEAN-UP BEING PERFORMED BY CITY OFFICIALS OF THE PROPERTY 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 ORRECTING THE CONDITIONS. A LIEN UNPAID FEES.

Thank You,

Office of Code Enforcement

# DANSO YAW

324 N ASH  
OSCEOLA, AR 72370-2109



*Last Power*  
*11/13*

### Basic Information

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

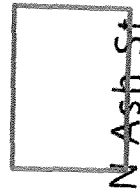
Parcel Boundary

324 N Ave  
=

N Carthon Dr

E Quinn Ave

E Q



Saint Mary St

Leaflet | © 2024 Microsoft, © 2024 TomTom

### Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	0.09 acres [3,920 sqft]	92	41			
HOUSELOT2	1 lots [0 sqft]					

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ②	1,500	300
Improvements: ②	0	0
Total Value: ②	1,500	300
Taxable Value: ②		300
Millage:		0.0564
Estimated Taxes: ②		\$16.92
Assessment Year:		2023

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2022</u>	Current	\$27.90	-\$27.90	\$0.00
<u>2021</u>	Delinquent	\$44.60	-\$44.60	\$0.00
<u>2020</u>	Delinquent	\$12.73	-\$12.73	\$0.00
<u>2019</u>	Delinquent	\$12.73	-\$12.73	\$0.00
<u>2018</u>	Delinquent	\$12.73	-\$12.73	\$0.00
<u>2017</u>	Delinquent	\$12.73	-\$12.73	\$0.00
<u>2016</u>	Delinquent	\$14.91	-\$14.91	\$0.00
<u>2015</u>	Delinquent	\$14.91	-\$14.91	\$0.00
<u>2014</u>	Delinquent	\$14.56	-\$14.56	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>3657</u>	Current	2022	4/5/2023	\$0.00	\$0.00	\$27.91	\$27.91
<u>7004993</u>	Delinquent	2021	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2020	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2019	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2018	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2017	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2016	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2015	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11
<u>7004993</u>	Delinquent	2014	4/5/2023	\$0.00	\$0.00	\$202.11	\$202.11

Sales History ②

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
10/25/2022	10/12/2022	1,000	ERVINO LLC	DANSO YAW	2022	007632	QCD(QUIT CLAIM DEED)
10/4/2022	9/16/2022	0	ST OF AR/MYLES BYRON	ERVINO LLC	2022	007072	LWD(LIMITED WARRANTY DEED)
12/10/2014	12/10/2014	700	JOHNSON, JOSEPH	MYLES, BYRON	2014	7445	QCD(QUIT CLAIM DEED)
7/10/2014	7/8/2014	500	WATSON, JAMES EDWARD	JOHNSON, JOSEPH	2014	4219	QCD(QUIT CLAIM DEED)
5/30/2006	5/9/2006	1,000	SANDERS, TONY LYDELL SR	WATSON, JAMES EDWARD	2006	4752	WD(WARRANTY DEED)
3/5/2004	3/5/2004	0	SANDERS, TONY LYDELL SR	SANDERS, TONY LYDELL SR	291	167-168	CD(CORRECTION DEED)
2/26/2004	2/26/2004	0	PUGH, DONNIE SR	SANDERS, TONY LYDELL SR	291	111-112	WD(WARRANTY DEED)
3/23/2001	3/23/2001	0	SANDERS, SR., TONY AND FRANCES	PUGH, DONNIE SR	274	585-586	WD(WARRANTY DEED)
3/22/2000	3/22/2000	1,000	COOPER, LULA MAE	SANDERS, SR., TONY AND FRANCES	270	613-614	WD(WARRANTY DEED)
1/1/1994	1/1/1994	0		COOPER, LULA MAE	138	160	









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DATE OF NOTICE

**04/01/2024**

## NOTICE OF VIOLATION

**Property Owner**

**Name:** Benjamin & Barbara Phillips  
**Address:** 6402 Stapleton Ct.  
Hamilton, OH 45011

**Subject Property:**

903 S. Carthon  
Osceola, AR 72370

Dear Property Owner:

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

**VIOLATION**

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**ACTION TO BE TAKEN:**

This letter is to serve as notice that in the February Osceola City Council meeting your property was condemned by the City Council. You now have 30 days (4/30/24) to tear down the property and clean up the lot. Failure to do so will result in the city clearing the property at the owners expense or the city will place a lien on the property.

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 CLEAN-UP BEING PERFORMED BY CITY OFFICIALS OF THE PROPERTY 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 CORRECTING THE CONDITIONS. A LIEN UNPAID FEES.

Thank You,

Office of Code Enforcement



Resolution No. 2024- 17

**City of Osceola, Arkansas**

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 903 S. CARTHON ST. IN THE CITY OF OSCEOLA TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES, AND FOR OTHER PURPOSES.**

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

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

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

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

The **LOT R-5 BLOCK K REPLAT LOTS 3 & 4 BLOCK K KEISER ADD** within the City of Osceola, Arkansas.

(Also shown on tax records as tax parcel number **301-01975-000** and more commonly known as **903 S. CARTHON ST.**, Osceola, Arkansas)

A copy of this Resolution shall also be mailed to **6402 STAPLETON COURT, HAMILTON, OH 45011**

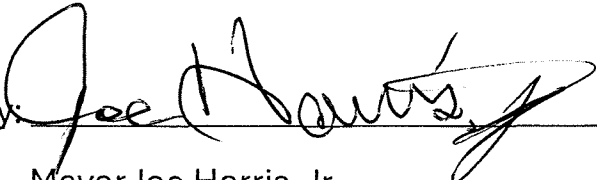
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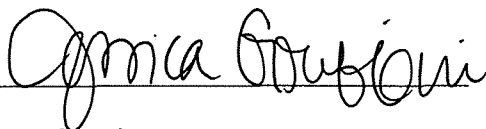
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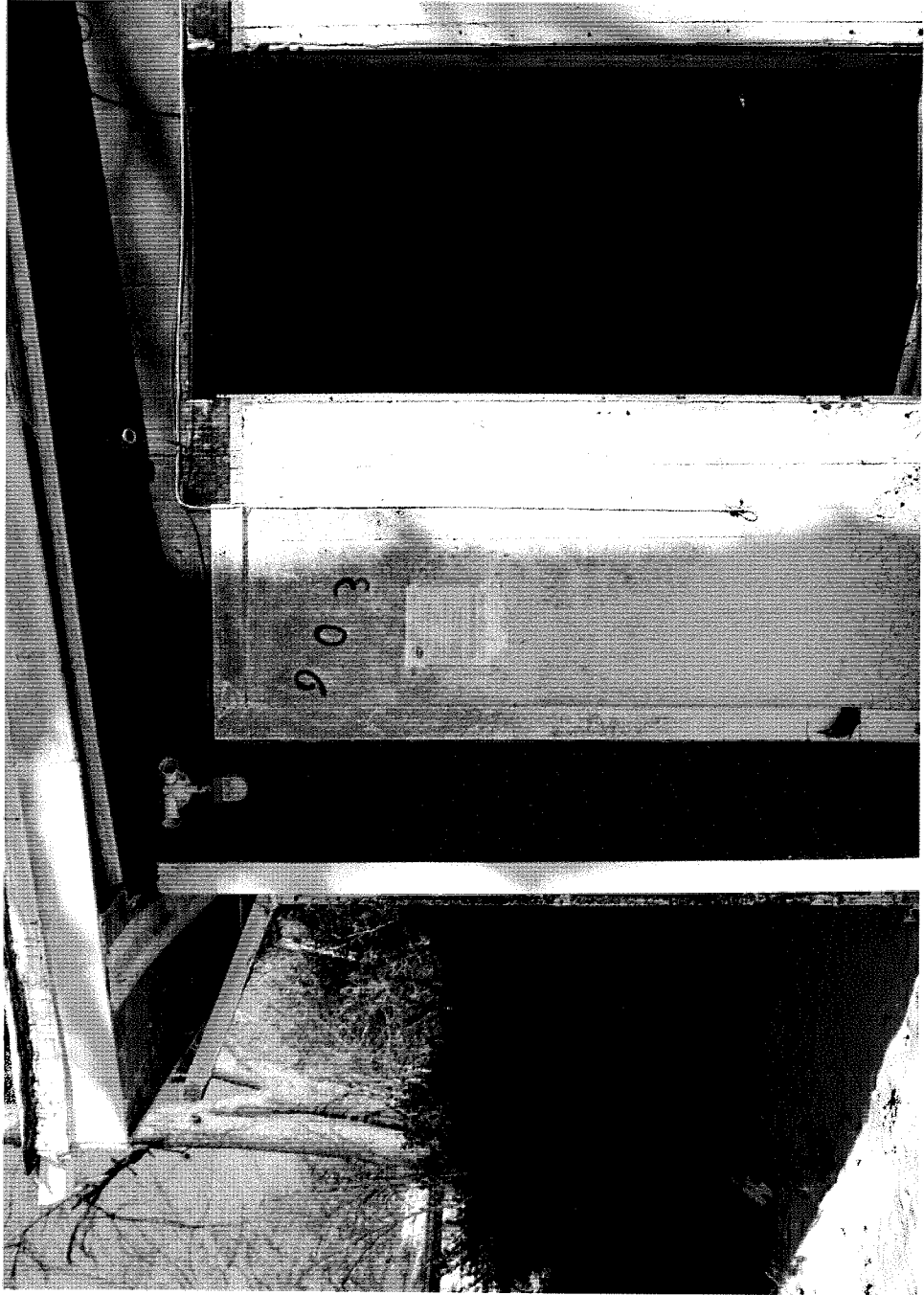
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CITY OF OSCEOLA, ARKANSAS

By:   
Mayor Joe Harris, Jr

ATTEST:   
City Clerk





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Thank You,

Office of Code Enforcement

# PHILLIPS BENJAMIN & BARBARA J

903 S CARTHON ST (PECAN)  
OSCEOLA, AR



*Last Power  
4/18*

## Basic Information

Parcel Number: 301-01975-000

County Name: Mississippi County

Property Address: PHILLIPS BENJAMIN & BARBARA J  
903 S CARTHON ST (PECAN)  
OSCEOLA, AR  
**Map This Address**

Mailing Address: PHILLIPS, BENJAMIN & BARBARA J  
6402 STAPLETON COURT  
HAMILTON OH 45011

Collector's Mailing Address: PHILLIPS, BENJAMIN & BARBARA J  
6402 STAPLETON COURT  
HAMILTON, OH 45011

Total Acres: 0.22

Timber Acres: 0.00

Sec-Twp-Rng: 01-12-10

Lot/Block: R-5/K

Subdivision: KEISER ADD

Legal Description: LOT R-5 BLOCK K REPLAT LOTS 3 & 4 BLOCK K KEISER ADD

School District: 1N OSCEOLA

Improvement Districts: D112,ST FRANCIS LEVEE DISTRICT

Homestead Parcel?: Yes

Tax Status: Taxable

Over 65?: Yes

Parcel Boundary

+

-



Dr

[Leaflet](#) | © 2024 Microsoft, © 2024 TomTom

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
HOUSELOT	0.22 acres [9,583 sqft]	53	180			

Valuation Information

[view prior year information](#)

Entry	Appraised	Assessed
Land: ⓘ	3,000	600
Improvements: ⓘ	37,705	7,541
Total Value: ⓘ	40,705	8,141
Taxable Value: ⓘ		6,610
Millage:		0.0564
Estimated Taxes: ⓘ		\$372.80
Homestead Credit:		(\$372.80)
Estimated Taxes w Credit:		\$0.00
Assessment Year:		2023

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2022</u>	Current	\$35.42	-\$35.42	\$0.00
<u>2021</u>	Current	\$35.42	-\$35.42	\$0.00
<u>2020</u>	Current	\$35.43	-\$35.43	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>3435</u>	Current	2022	4/3/2023	\$0.00	\$0.00	\$74.34	<b>\$74.34</b>
<u>2614</u>	Current	2021	4/18/2022	\$0.00	\$0.00	\$73.76	<b>\$73.76</b>
<u>1897</u>	Current	2020	5/11/2021	\$0.00	\$0.00	\$72.27	<b>\$72.27</b>

## Sales History ⓘ

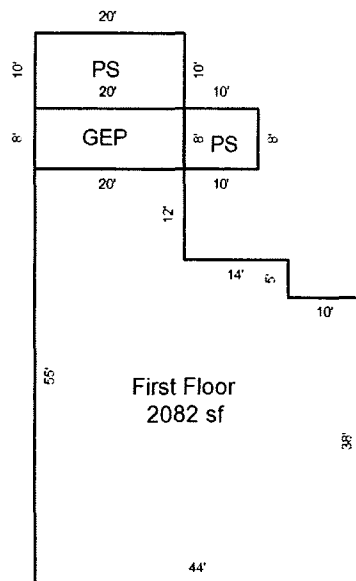
Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
4/1/1976	4/1/1976	0	WILLIS, WILLIE J.	PHILLIPS, BENJAMIN	166	100	
4/1/1976	4/1/1976	0	WILLIS, WILLIE J.	PHILLIPS, BENJAMIN	166	100	WD(WARRANTY DEED)
1/7/1971	1/7/1971	0	ROBBINS BROTHERS	WILLIS, WILLIE J.	146	371	
8/6/1968	8/6/1968	0	AUSTIN, OTIS H.	ROBBINS BROTHERS	137	351	
6/8/1968	6/8/1968	0	PLANTERS BANK	AUSTIN, OTIS H.	136	148	
9/7/1967	9/7/1967	0	ROBBINS BROTHERS	PLANTERS BANK	132	245	
7/6/1967	7/6/1967	0	LANEY, W.H.	ROBBINS BROTHERS	134	19	
1/1/1951	1/1/1951	0		LANEY, W.H.			

## Improvement Information

## Residential Improvements

## Residential Improvement #1





Living Area 1st Floor	2,082	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
<b>Living Area Total SF</b>	<b>2,082</b>	<b>Basement Total SF</b>	<b>0</b>

Occupancy Type: Single Family  
 Grade: D5+15  
 Story Height: 1 Story  
 Year Built: 1972  
 Effective Age: 40  
 Construction Type: Std Frame  
 Roof Type: Asphalt  
 Heat / AC: Central  
 Fireplace: 1 Single 1-Story Good  
 Bathrooms: 2 full 0 half  
 Foundation Type: Slab  
 Floor Type: Elevated Slab  
 Floor Covering: carpet:

2,082 sq ft

## Additive Items:

Additive Item	Quantity	Size	Description
PS	80	8 x 10	PATIO SLAB
PS	200	10 x 20	PATIO SLAB
GEP	160	8 x 20	GLASS ENCLOSED

Outbuildings / Yard  
Improvements:

OBVI Item	Quantity	Size	Description
CDW	884	26 x 34	CONCRETE DRIVEWAY
CPA	1		
FRAME UNFIN DETACHED	1		
MOB	1		

