

NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING

1302 E MAGNOLIA ST

PPIN# 016241 Parcel # 108A 34 225006001200

that pursuant to Mississippi Code Annotated, Section 21-19-11, a hearing will be held on

FRIDAY , OCTOBER 24th, 2025 at 10:00 a.m.

before the Mayor and Aldermen of the City of Vicksburg, in the Board Room
of the City Hall Annex Building, located at 1401 Walnut Street, Vicksburg, MS,

to determine if your property is in such a state of uncleanness as to be
a menace to the public health and safety of the community.

You are further notified that if the Mayor and Aldermen determine at that hearing
that your property is in need of cleaning, the City shall proceed to clean the
property and the City is further authorized by law for a period of
one (1) year from the date of the above hearing to re-enter your property without
further hearing for the purpose of cleaning upon posting of this property.

All costs incurred in this cleaning process shall either be assessed against the

owner as a civil debt or assessed against the property as a lien.

SO ORDERED AND POSTED, this the October 9, 2025

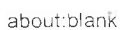


COMMUNITY DEVELOPMENT DIVISION

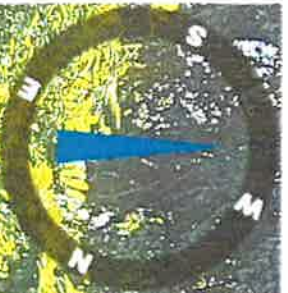
Property Maintenance /Code Enforcement Department

**For Questions or Further Information please call the
City of Vicksburg's Community Development Division,
601-634-4528**

OCTOBER 24TH, 2025



1300 E. Magnolia St



OCEM 2025 1:55:10 PM
244° SW

pro-uUxcUbzt.jpeg

[Download](#)

 Full-screen Print Save to OneDrive

Land Roll Inquiry Link

WARREN COUNTY, MS

Today's Date 9/17/2025

Land Roll

Library LANDROLL 2024
Owner Name JONES ALAN
Owner Address 1511 SPRING ST
 VICKSBURG, MS 391800000
Parcel 108A 34 225006001200
Alternate Parcel 75J11BA34001200
PPIN 016241
Judicial District 0
Tax District 0110
Subdivision 1-2250 RAILROAD ADDITION
Section/Township/Range 34/16 /03
Block 06
Street Address 001302 E MAGNOLIA ST

Values								
Class	Cultivated Acres	Cultivated Value	Uncultivated Acres	Uncultivated Value	Total Acres	Improved Value	True Value	Assessed Value
1								
2		4780				4150	8930	1340
Totals		4780				4150	8930	1340

Eligible for Class 1 (Y/N) N

Last Deed Book/Page 1680/ 164 7/22/2022

Current Building Value 00004150

Prior Building Value 00004150

Current Land Value 00004780

Prior Land Value 00004780

Land Use Code Class 1 1120

Land Use Code Class 2 1120

Legal Information

1 LOTS: 1 PT

PLAT BOOK 1- FF PAGE- 232

Deed Book References

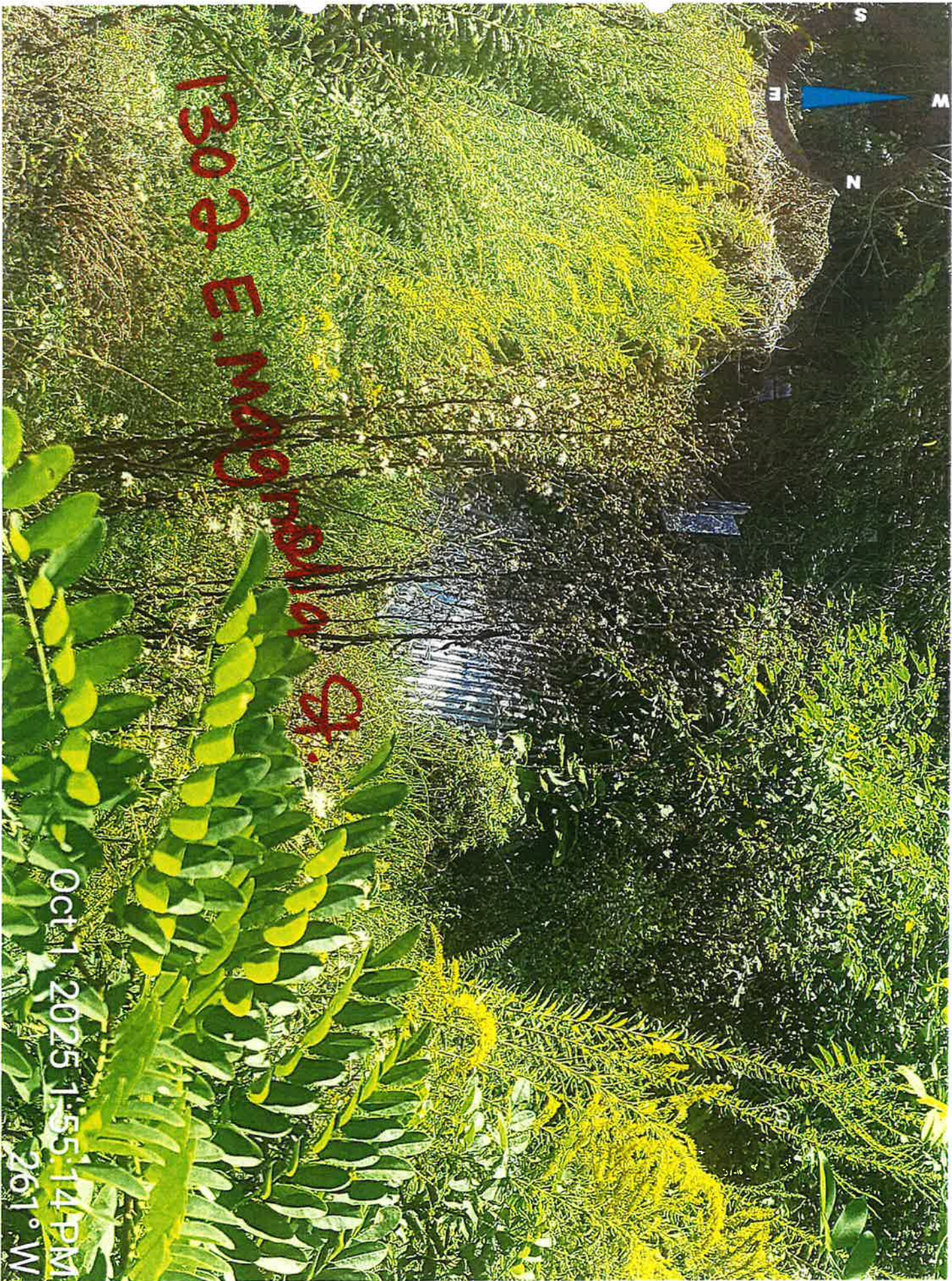
Book-Page Date Type

1680- 164 7/22/2022 QCD

1586- 793 12/29/2015 WD

1574- 754 2/17/2015 WD

1218- 211 11/ 1/2000



1303 E. Magnolia St.

Oct 1 2025 1:55:14 PM
261° W



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

October 9, 2025

ALAN JONES
1511 SPRING ST
VICKSBURG, MS 39180

RE: HEARING SUSPENSION
1302 E MAGNOLIA ST
PPIN 016241

The Community Development Division, Property Maintenance/Code Enforcement Department sent out a notice that your property is in need of cutting/cleaning and/or repair and a hearing was scheduled for Friday, October 10, 2025, at 10:00 am. to appear before the Mayor and Aldermen of the City of Vicksburg, MS.

Due to the initial hearing notice letter having the wrong date your presence before the Mayor and Aldermen are not required and this office will notify you for the new date of your hearing. Please take this added time to bring your property up to code.

You are hereby notified that this office is setting the new hearing date for October 24, 2025, at 10:00 am. before the Mayor and Aldermen of the City of Vicksburg, MS.

Respectfully,

A handwritten signature in blue ink, appearing to read "L. Thomas", is written over a horizontal line.

LEROY THOMAS
CODE ENFORCEMENT ADMINISTRATOR



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Thursday, October 9, 2025

**ALAN JONES
1511 SPRING ST
VICKSBURG MS 39180**

NOTICE

Property Identification Number
016241

You are hereby notified that this office will present the property above in a hearing before the Mayor and Aldermen of the City of Vicksburg to determine whether or not that parcel of land situated in the City of Vicksburg, Mississippi, and being more particularly as:

Parcel # 108A 34 225006001200 1302 E MAGNOLIA ST

is in such a state of uncleanness/disrepair as to be a menace to the public health and safety of the community in accordance with Section 21-19-11, Mississippi Code of 1972 Annotated, as amended.

**-Remove dilapidated structure
-Cut grass/weeds, remove vines, trash, & debris**

Your hearing date is hereby scheduled for **Friday, October 24, 2025** at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Robert Walker building, located at 1415 Walnut Street, Vicksburg, Mississippi. Said hearing is at the regular meeting of the Board of Mayor and Aldermen of Vicksburg, Mississippi, and you are hereby directed to appear, and show just cause why the City of Vicksburg, Mississippi should not proceed to clean/demolish the herein described parcel, adjudicating the actual cost of cleaning/demolishing said property and assessing the actual cost, including a 25% penalty as provided by law, as a civil debt against the property to be collected as provided by law for the sale of lands for delinquent municipal taxes.

You are further notified that if the Mayor and Aldermen determine at that hearing that your property is in need of cleaning/demolishing, that the City shall proceed to clean/demolish the property and the City is further authorized by law for a period to time as determined by state statute to re-enter your property without further hearing for the purpose of cleaning/demolishing upon posting this property.

If the corrections have been made prior to this letter or if you wish to discuss this property further PLEASE CONTACT OUR OFFICE. Our office hours are 8 a.m. to 5 p.m. weekdays. Our phone number is (601) 218-7103. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

LEROY THOMAS

Code Enforcement Administrator



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Wednesday, September 17, 2025

**ALAN JONES
1511 SPRING ST
VICKSBURG, MS 39180**

NOTICE

Property Identification Number
016241

You are hereby notified that this office will present the property above in a hearing before the Mayor and Aldermen of the City of Vicksburg to determine whether or not that parcel of land situated in the City of Vicksburg, Mississippi, and being more particularly as:

Parcel # 108A 34 225006001200 1302 E MAGNOLIA ST

is in such a state of uncleanness/disrepair as to be a menace to the public health and safety of the community in accordance with Section 21-19-11, Mississippi Code of 1972 Annotated, as amended.

**-Demolition of dilapidated structure
-Cut grass/weeds, remove trash & debris**

Your hearing date is hereby scheduled for **Friday, October 10, 2025** at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Robert Walker building, located at 1415 Walnut Street, Vicksburg, Mississippi. Said hearing is at the regular meeting of the Board of Mayor and Aldermen of Vicksburg, Mississippi, and you are hereby directed to appear, and show just cause why the City of Vicksburg, Mississippi should not proceed to clean/demolish the herein described parcel, adjudicating the actual cost of cleaning/demolishing said property and assessing the actual cost, including a 25% penalty as provided by law, as a civil debt against the property to be collected as provided by law for the sale of lands for delinquent municipal taxes.

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Respectfully,

LEROY THOMAS

Code Enforcement Administrator

NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING

VINE ST

PPIN# 028580 Parcel # 108C 22 2420 001601

that pursuant to Mississippi Code Annotated, Section 21-19-11, a hearing will be held on

FRIDAY , OCTOBER 24th, 2025 at 10:00 a.m.

before the Mayor and Aldermen of the City of Vicksburg, in the Board Room
of the City Hall Annex Building, located at 1401 Walnut Street, Vicksburg, MS,

to determine if your property is in such a state of uncleanness as to be
a menace to the public health and safety of the community.

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property and the City is further authorized by law for a period of
one (1) year from the date of the above hearing to re-enter your property without
further hearing for the purpose of cleaning upon posting of this property.

All costs incurred in this cleaning process shall either be assessed against the
owner as a civil debt or assessed against the property as a lien.

SO ORDERED AND POSTED, this the September 20, 2025



COMMUNITY DEVELOPMENT DIVISION
Property Maintenance /Code Enforcement Department

**For Questions or Further Information please call the
City of Vicksburg's Community Development Division,
601-634-4528**

OCTOBER 24TH, 2025

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Download

Full screen

Print





CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Tuesday, September 30, 2025

**EROS INVESTMENT GROUP LLC
3343 PEACHTREE RD NE #145-1461
ATLANTA, GA 30326**

NOTICE

Property Identification Number
028580

You are hereby notified that this office will present the property above in a hearing before the Mayor and Aldermen of the City of Vicksburg to determine whether or not that parcel of land situated in the City of Vicksburg, Mississippi, and being more particularly as:

Parcel # 108C 22 2420 001601 VINE ST

is in such a state of uncleanness/disrepair as to be a menace to the public health and safety of the community in accordance with Section 21-19-11, Mississippi Code of 1972 Annotated, as amended.

-Cut grass/weeds, remove vines, trash, & debris

Your hearing date is hereby scheduled for **Friday, October 24, 2025** at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Robert Walker building, located at 1415 Walnut Street, Vicksburg, Mississippi. Said hearing is at the regular meeting of the Board of Mayor and Aldermen of Vicksburg, Mississippi, and you are hereby directed to appear, and show just cause why the City of Vicksburg, Mississippi should not proceed to clean/demolish the herein described parcel, adjudicating the actual cost of cleaning/demolishing said property and assessing the actual cost, including a 25% penalty as provided by law, as a civil debt against the property to be collected as provided by law for the sale of lands for delinquent municipal taxes.

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If the corrections have been made prior to this letter or if you wish to discuss this property further PLEASE CONTACT OUR OFFICE. Our office hours are 8 a.m. to 5 p.m. weekdays. Our phone number is (601) 218-7103. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

LEROY THOMAS

Code Enforcement Administrator

Land Roll Inquiry Link

WARREN COUNTY, MS

Today's Date 9/30/2025

Land Roll

Library LANDROLL 2025

Owner Name EROS INVESTMENT GROUP LLC

Owner Address 3343 PEACHTREE RD NE #145-1461
ATLANTA, GA 30326

Parcel 108C 22 2420 001601

PPIN 028580

Judicial District 0

Tax District 0110

Subdivision 1-2420 TOM SHY

Section/Township/Range 22/16 /03

Street Address VINE ST

Values								
Class	Cultivated Acres	Cultivated Value	Uncultivated Acres	Uncultivated Value	Total Acres	Improved Value	True Value	Assessed Value
1								
2		1920					1920	288
Totals		1920					1920	288

Eligible for Class 1 (Y/N) N

Last Deed Book/Page 1684/ 734 10/26/2022

Current Land Value 00001920

Prior Land Value 00001920

Land Use Code Class 1 1110

Land Use Code Class 2 1110

Legal Information

1 LOTS: 7 PT

PLAT BOOK 1- 55 PAGE- 315

Deed Book References

Book-Page Date Type

1684- 734 10/26/2022 QCD

1684- 414 9/14/2022 TP

WB S- 308 8/ 7/1995

WB L- 417 2/27/1981

352 - 223 6/22/1959

DOCUMENTS

DESCRIPTION	NUMBER OF PAGES	PRICE
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QUIT CLAIM

Prepared By

Name: Yuntwine English
Address: P. O. Box 915
City: Gautier
State: MS Zip Code: 39553
Telephone: (305) 526 - 5572

After Recording Return To

Name: Eros Investment Group, LLC
Address: 3343 Peachtree Rd NE, #145-1461
City: Atlanta
State: Georgia Zip Code: 30326
Telephone: (470) 210 - 7382

Index: Pt 7, Tom Shy

Space Above This Line for Recorder's Use

MISSISSIPPI QUIT CLAIM DEED

STATE OF MISSISSIPPI

COUNTY OF WARREN

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Fifteen Hundred Eighty Dollars (\$ 1,580.00) in hand paid to Yuntwine English, a Human Being, residing at P. O. Box 915, County of Jackson, City of Gautier, State of Mississippi and with a contact telephone number of (305) 526 - 5572 (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Eros Investment Group, LLC, a Corporation, residing at 3343 Peachtree Rd NE, #145-1461, County of Fulton, City of Atlanta, State of Georgia and with a contact telephone number of (470) 210 - 7382 (hereinafter known as the "Grantees(s)") all the rights, title,

interest, and claim in or to the following described real estate, situated in the County of Warren, Mississippi to-wit:

Lots: 7 PT PLAT BOOK 1-55 PAGE-315

Warren County, Mississippi

Parcel No: 108C 82 2420 001601 PPIN: 28580

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



Grantor's Signature

YUNTWINE ENGLISH

Grantor's Name

P. O. Box 915

Address

Gautier, MS 39553

City, State & Zip

Telephone: (905) 526 - 5572

Grantor's Signature

Grantor's Name

Address

City, State & Zip

Telephone: () -

STATE OF MISSISSIPPI)

COUNTY OF Jackson

*****FILED*****
NOVEMBER 15 2022 11:22 AM
Instrument 401747
Book 1684 Page 734
Warren County Mississippi
Donna F. Hardy, Chancery Clerk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yuntwine English whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of October, 2022.

Patrice Mims

Notary Public



My Commission Expires: July 23, 2023



Delta Computer Systems, Inc.

Property Link

WARREN COUNTY, MS

Current Date 9/30/2025

Tax Year 2024

Records Last Updated 9/29/2025

PROPERTY DETAIL

OWNER EROS INVESTMENT GROUP LLC
3343 PEACHTREE RD NE #145-1461

ATLANTA GA 30326

ACRES : **NA**
LAND VALUE : 1920
IMPROVEMENTS : **NA**
TOTAL VALUE: 1920
ASSESSED : 288

PARCEL 108C 22 2420 001601
ADDRESS VINE ST

TAX INFORMATION

YEAR 2024	TAX DUE PAID		BALANCE
COUNTY	15.74	15.74	0.00
CITY	10.33	10.33	0.00
SCHOOL	18.11	18.11	0.00
PENALTY & OTHER	4.54	4.54	0.00
TOTAL	48.72	48.72	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 8 / 29 / 2025

TAXES DELINQUENT PRIOR YEAR**MISCELLANEOUS INFORMATION**

EXEMPT CODE		LEGAL LOTS: 7 PT
HOMESTEAD CODE None		PLAT BOOK 1- 55 PAGE- 315
TAX DISTRICT 0110		TOM SHY
PPIN 028580		
SECTION 22		
TOWNSHIP 16		
RANGE 03		B 1684 P 734 10/26/2022

Book 1684 **Page** 734

PURCHASE COUNTY TAX SALE FILES**TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
2024	CLAY HILL FARMS	NOT REDEEMED
2023	GIAMMALVO MATTHEW V	NOT REDEEMED
2019	STATE OF MISSISSIPPI	NOT REDEEMED
2018	STATE OF MISSISSIPPI	NOT REDEEMED
2017	STATE OF MISSISSIPPI	NOT REDEEMED
2016	HORNE YOLANDA	NOT REDEEMED

[View Appraisal Record](#)[Back](#)