

# NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING

**1614 FIRST EAST ST**

**PPIN# 017510    PARCEL# 094J 19 294008001800**

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

**MONDAY, AUGUST 03, 2026 at 10:00 a.m.**

before the Mayor and Aldermen of the City of Vicksburg, in the Board Room

of the City Hall Annex Robert Walker Building, located at 1415 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  
two (2) 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 9<sup>th</sup> day of July, 2026



**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**



Jul 10, 2026 9:34:06 AM  
1614 1st East Street  
Vicksburg  
Warren County  
Mississippi



# CITY of VICKSBURG

*Community Development Division*

*Jeff Richardson*  
Director

(601) 634-4528  
819 South Street

Fax ( 601) 619- 7885  
Vicksburg, MS 39181

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July 09, 2026

**EDDIE JR & LINDA C MILTON**  
**2882 COOK RD**  
**EDWARDS, MS 39066**

**RE: 1614 FIRST EAST ST**  
**PPIN # 017510**  
**PARCEL # 094J 19 294008001800**

The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires removal of dilapidated or abandoned building/securing of dilapidated or abandoned building/cleaning and/or repair.

Please find enclosed a copy of the statutory notification that we are required to send regarding the cleanup, securing of your property and/or repair.

We will be happy to discuss this property with you if you have questions or need an extension of time to comply with the cleanup, securing of your property and/or repair.

Please contact this office at 601-801-3819 before the hearing date or deadline to discuss this matter.

Respectfully,

**EDWARD D MILLER**

**Chief of Code Enforcement**  
**Community Development Division**

*Incorporated 1825*  
City Website: [www.vicksburg.org](http://www.vicksburg.org)



# CITY of VICKSBURG

*Community Development Division*

Jeff Richardson  
Director

(601) 634-4528  
819 South Street

Fax (601) 619-7885  
Vicksburg, MS 39181

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July 09, 2026

**EDDIE JR & LINDA C MILTON**  
**2882 COOK RD**  
**EDWARDS, MS 39066**

## NOTICE

*Property Identification Number*  
**017510**

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

**Parcel # 094J 19 294008001800**

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 and clean the entire property of overgrown weeds and grass**

**Remove all trash and debris from the entire property**

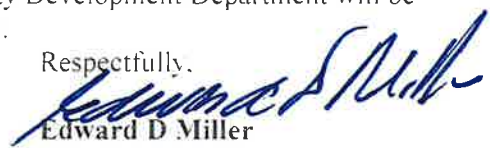
**Remove the burned dilapidated building**

Your hearing date is hereby scheduled for **Monday, August 03, 2026** 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.

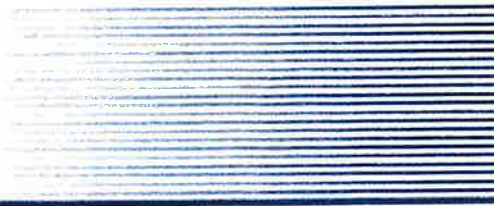
If the corrections have been made prior to this letter or if you wish to discuss this property further PLEASE CONTACT OUR OFFICE. Our office hours are 8 a.m. to 5 p.m. weekdays. Our phone number is (601) 801-3819. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,



Edward D Miller

**Chief of Code Enforcement**  
**Community Development Division**



# Property Appraisal Link

## WARREN COUNTY, MS

Current Date 6/29/2026

Tax Year 2025

### APPRAISAL INQUIRY

PARCEL 094J 19 294008001800

ALT PARCEL NUMBER 75J10JB19001800

PPIN 017510

SKETCH 1 [VIEW 01](#) [Tax Map](#)

OWNER NAME

MILTON EDDIE JR &amp; LINDA C

OWNER ADDRESS

2882 COOK RD

EDWARDS MS390669230

PROPERTY ADDRESS

1614 FIRST EAST ST

PROPERTY IS VACANT (Y/N) N

FIELD WORK BY JD DATE: 10/ 5/2023

CLASSED BY DATE: //

REVIEWED BY AMM DATE: 10/ 5/2023

REALTOR CODE

### LEGAL DESCRIPTION

1

LOTS: 15 PT

2

PLAT BOOK 1- G PAGE- 876

Block 08 Section 19 Township 16 Range 03

Book 732 Page 498 Type Date 11/21/1984

### LOT INFORMATION

LOT CODE A LOT SIZE 64X75.8 LOT VALUE 5840

| CODE | FRONT FT | DEPTH | PRICE  | DEPTH TABLE | DEPTH % | ADJ. % | DESCRIPTION | ADJ PRICE | APPRAISED | CLASS |
|------|----------|-------|--------|-------------|---------|--------|-------------|-----------|-----------|-------|
| OVER | 64.00    | 76    | 125.00 | 9           | .73     | 1.00   |             | 91.25     | 5840      | 2     |

### ACRE INFORMATION

| ACRES TYPE | QUAL | CLASS | PRICE CODE | UNCULTIVATED CODE | PRICE | ADJ. % | DESCRIPTION | APPRAISED | MARKET |
|------------|------|-------|------------|-------------------|-------|--------|-------------|-----------|--------|
|------------|------|-------|------------|-------------------|-------|--------|-------------|-----------|--------|

\*\*\* NO ACREAGE INFO \*\*\*

ACREAGE VALUE

OVERALL VALUE

5840

LAND USE CODE CLASS 1 1110 RESIDENTIAL

LAND USE CODE CLASS 2 1110 RESIDENTIAL

### BUILDING DESCRIPTIONS

| NUMBER              | CODE | BUILDING DESCRIPTION | VALUE | ELIGIBLE CLASS 1 |
|---------------------|------|----------------------|-------|------------------|
| <a href="#">001</a> | 001  | RESIDENCE            | 11880 | N                |

TOTAL PARCEL VALUE 17720

[View Tax](#)

# Land Roll Inquiry Link

## WARREN COUNTY, MS

Today's Date 6/29/2026

### Land Roll

**Library** LANDROLL 2025  
**Owner Name** MILTON EDDIE JR & LINDA C  
**Owner Address** 2882 COOK RD  
 EDWARDS, MS 390669230  
**Parcel** 094J 19 294008001800  
**Alternate Parcel** 75J10JB19001800  
**PPIN** 017510  
**Judicial District** 0  
**Tax District** 0110  
**Subdivision** 1-2940 VICKS ENLARGED  
**Section/Township/Range** 19/ 16/03  
**Block** 08  
**Street Address** 001614 FIRST EAST ST

| Values |                  |                  |                    |                    |             |                |            |                |
|--------|------------------|------------------|--------------------|--------------------|-------------|----------------|------------|----------------|
| Class  | Cultivated Acres | Cultivated Value | Uncultivated Acres | Uncultivated Value | Total Acres | Improved Value | True Value | Assessed Value |
| 1      |                  |                  |                    |                    |             |                |            |                |
| 2      |                  | 5840             |                    |                    |             |                | 5840       | 876            |
| Totals |                  | 5840             |                    |                    |             |                | 5840       | 876            |

**Eligible for Class 1 (Y/N)** N  
**Last Deed Book/Page** 732 /498 11/21/1984

**Prior Building Value** 00011880  
**Current Land Value** 00005840  
**Prior Land Value** 00005840  
**Land Use Code Class 1** 1110  
**Land Use Code Class 2** 1110

### Legal Information

1 LOTS: 15 PT  
 PLAT BOOK 1- G PAGE- 876

### Deed Book References

**Book-Page** **Date Type**  
 732 - 498 11/21/1984

### DOCUMENTS

**DESCRIPTION** **NUMBER OF** **PRICE**  
**PAGES**

\*\*\*\*\*NO IMAGES AVAILABLE\*\*\*\*\*

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6693

STATE OF MISSISSIPPI

COUNTY OF WARREN

BOOK 732 PAGE 438

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of all which is hereby acknowledged, I, GELENA MOSLEY, sole devisee under the last will and testament of James Evans, deceased, do hereby convey and warrant unto EDDIE MILTON, JR., and wife LINDA MARTIN MILTON, as joint tenants by the entirety with full rights of survivorship and not as tenants in common, the following described tracts, lots or parcels of land, lying and being situated in the City of Vicksburg, Warren County, Mississippi, to wit:

PARCEL 1

That part of Lot 15 in Square 8 of J. W. Vick's Enlargement beginning at a point in the north boundary of said Lot, 40 feet and 9 inches east of the northwest corner of said Lot; thence east along said north boundary 33 feet; thence south on the eastern boundary of said Lot, 75 feet and 8 inches; thence west 33 feet; thence north 75 feet and 8 inches to the place of beginning; the dimensions above given being more or less; and being the same property which was conveyed to Willie Lee and Carrie Lee by deed executed by Margaret Irene Short, bearing date of the first day of August, 1925, recorded in Book 162, on page 426 of the Land Records in the office of the Clerk of the Chancery Court of said County; together with all and singular the buildings and improvements situated thereupon; and the appurtenances appertaining and belonging to, the land hereby conveyed.

PARCEL 2

That part of Lot 15 in Square 8 of J. W. Vick's Enlargement, commencing at a point on the South side of First East Street, 9 feet East of the Northwest corner of said Lot, and being the Northeast corner of the alley-way running North and South which is fully described and set forth in Deed of date January 20, 1913 and recorded in Deed Book 123 at Page 242 of the Records of Deeds of Warren County, Mississippi; running thence East along the South side of First East Street 31 feet and 9 inches; thence South parallel with said alley-way 75 feet and 8 inches to the North line of the property of Alex Jackson; thence west along the North line of the Alex Jackson property 31 feet and 9 inches to the East line of said alley-way; thence North 75 feet and 8 inches to the North boundary of said Lot; thence west 33 feet to the place of beginning; the dimensions above given being more or less; and being the same property which was conveyed to Willie Lee and Carrie Lee by deed executed by Margaret Irene Short, bearing date of the first day of August, 1925, recorded in Book 162, on page 426 of the Land Records in the office of the Clerk of the Chancery Court of said County; together with all and singular the buildings and improvements situated thereupon; and the appurtenances appertaining and belonging to, the land hereby conveyed.

Ad Valorem taxes for the year 1984 have been pro-rated as of the date of this conveyance, and when due shall be paid the Grantees herein.

WITNESS my signature this the 21st day of November, 1984.

Gelena Mosley  
GELENA MOSLEY

STATE OF MISSISSIPPI, )  
COUNTY OF WARREN )

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gelena Mosley, who acknowledged that she signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN under my hand and official Seal this the 21st day of November, 1984.



Richard Bradford, IV  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires Dec. 19, 1984

Address of Grantor:  
10006 So. Vernon  
Chicago, Ill. 60628

Address of Grantee:  
Route 1, Box 390  
Edwards, Mississippi 39066

STATE OF MISSISSIPPI  
Warren County

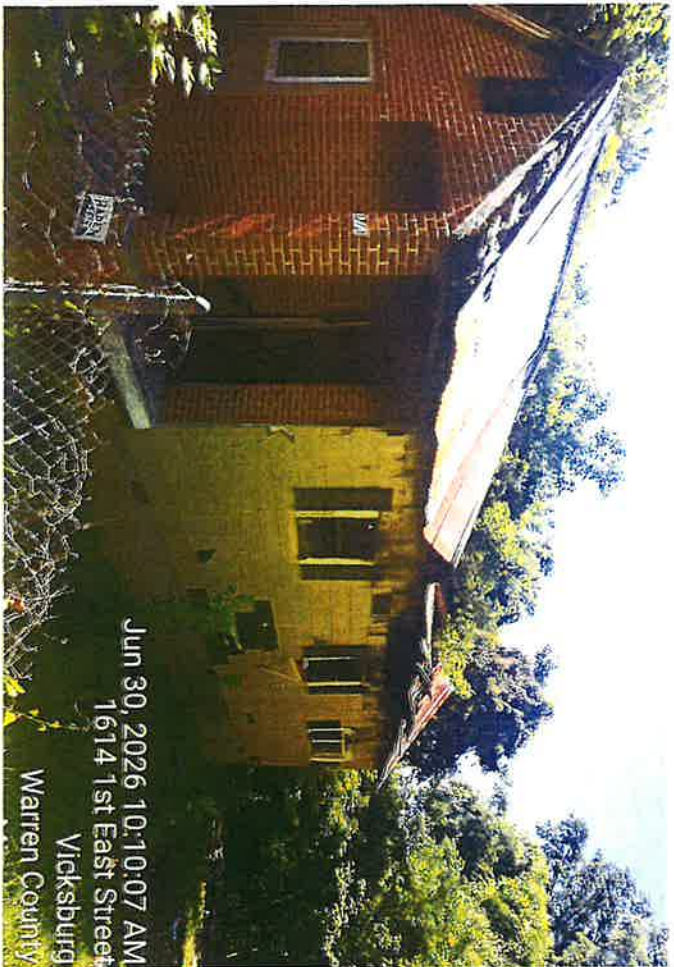
I, OREN D. BAILLESS, Clerk of the Chancery Court of



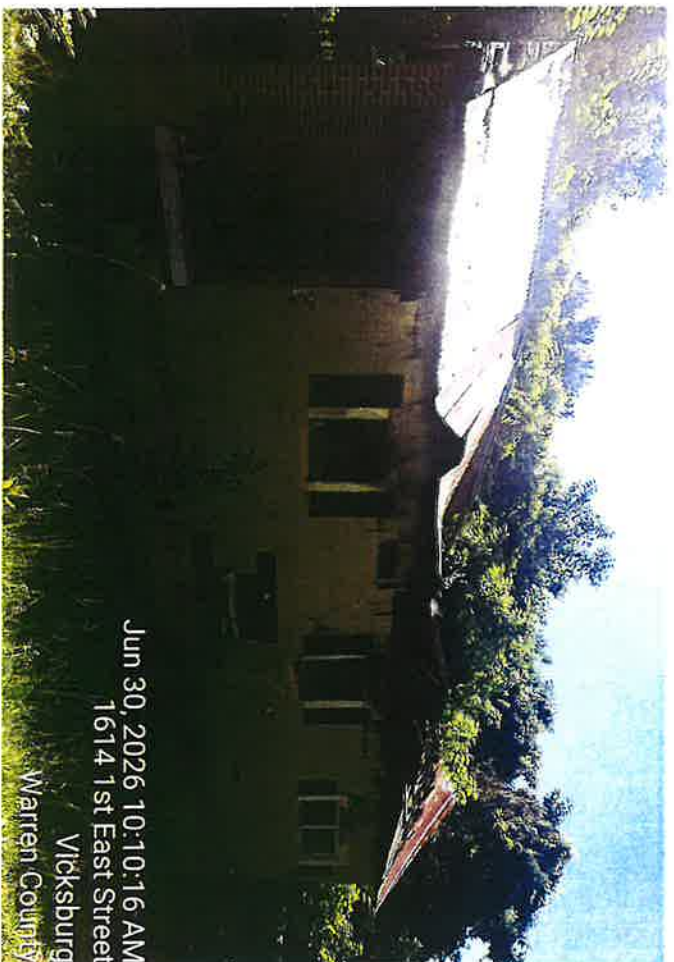


Jul 10, 2026 9:33:45 AM  
1614 1st East Street  
Vicksburg  
Warren County  
Mississippi





Jun 30, 2026 10:10:07 AM  
1614 1st East Street  
Vicksburg  
Warren County



Jun 30, 2026 10:10:16 AM  
1614 1st East Street  
Vicksburg  
Warren County

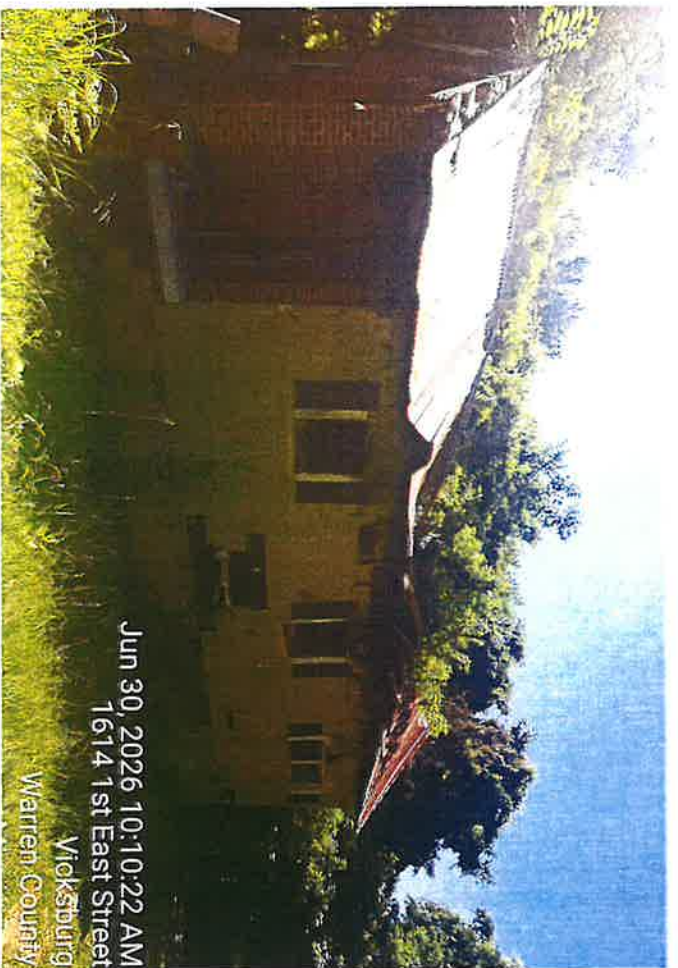


Jun 30, 2026 10:10:02 AM  
1614 1st East Street  
Vicksburg  
Warren County

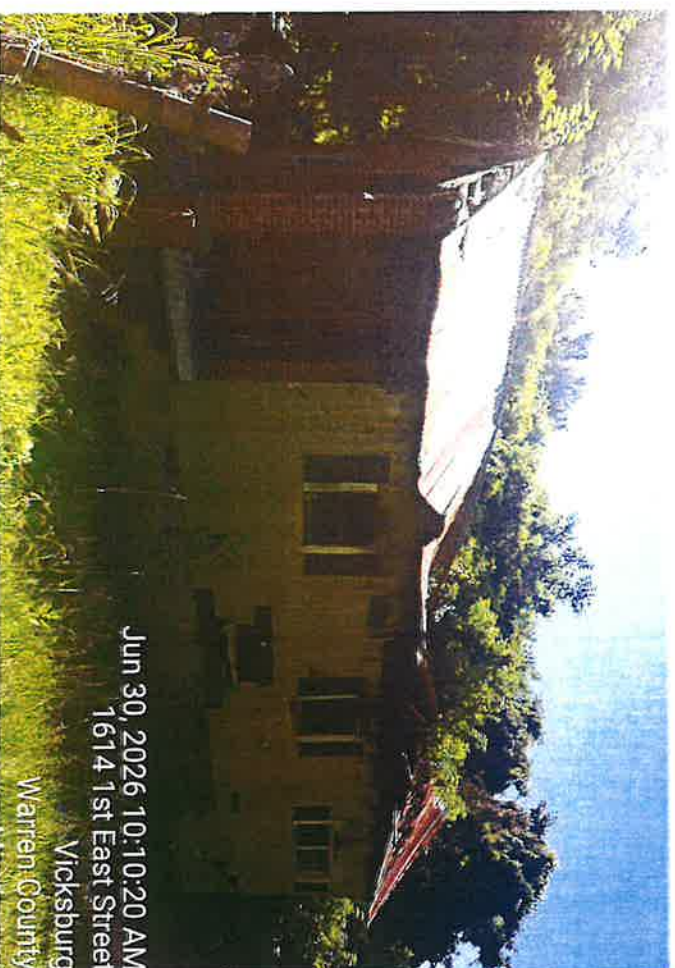


Jun 30, 2026 10:10:11 AM  
1614 1st East Street  
Vicksburg  
Warren County





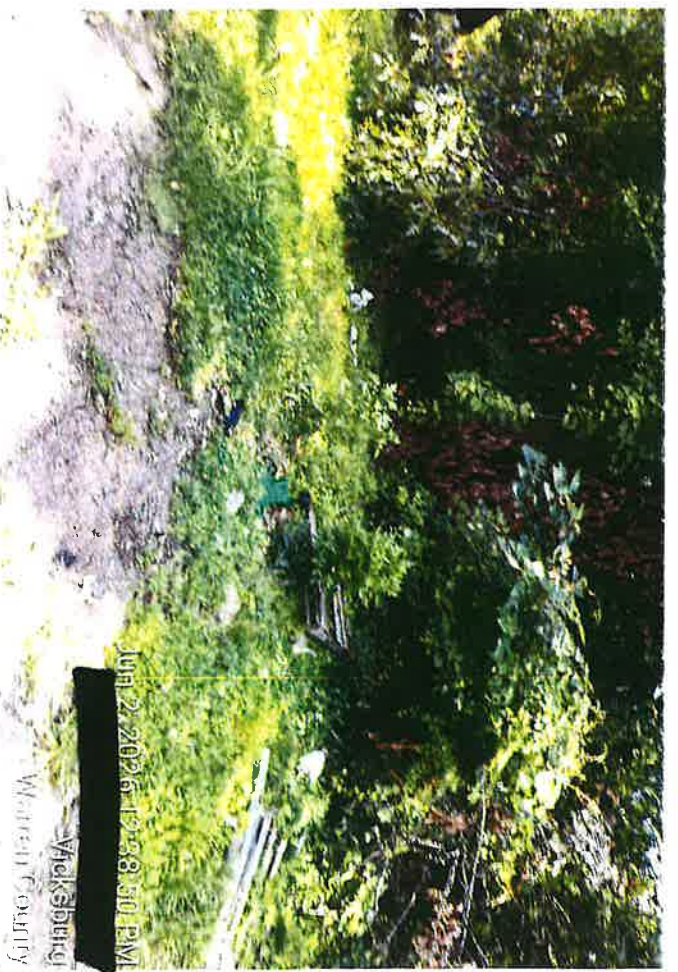
Jun 30, 2026 10:10:22 AM  
1614 1st East Street  
Vicksburg  
Warren County



Jun 30, 2026 10:10:20 AM  
1614 1st East Street  
Vicksburg  
Warren County



1614 1<sup>st</sup> East St





# NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING  
**1402 MAIN ST**

**PPIN# 018694    PARCEL# 094K 19 294011004700**

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

**MONDAY, AUGUST 03, 2026 at 10:00 a.m.**

before the Mayor and Aldermen of the City of Vicksburg, in the Board Room

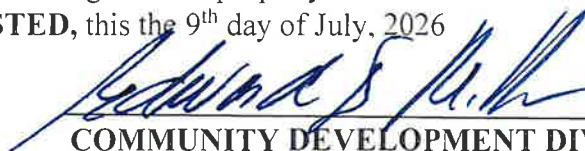
of the City Hall Annex Robert Walker Building, located at 1415 Walnut Street,  
Vicksburg, MS,

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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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  
two (2) 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 9<sup>th</sup> day of July, 2026



**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**





Jul 10, 2026 9:27:11 AM  
1402 Main Street  
Vicksburg  
Warren County  
Mississippi

1402



# CITY of VICKSBURG

*Community Development Division*

*Jeff Richardson*  
Director

(601) 634-4528  
819 South Street

Fax ( 601) 619- 7885  
Vicksburg, MS 39181

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**July 09, 2026**

**STATE OF MISSISSIPPI  
P.O. BOX 136  
JACKSON, MS 39205**

**RE: 1402 MAIN ST  
PPIN # 018694  
PARCEL # 094K 19 294011004700**

The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires removal of dilapidated or abandoned building/securing of dilapidated or abandoned building/cleaning and/or repair.

Please find enclosed a copy of the statutory notification that we are required to send regarding the cleanup, securing of your property and/or repair.

We will be happy to discuss this property with you if you have questions or need an extension of time to comply with the cleanup, securing of your property and/or repair.

Please contact this office at 601-801-3819 before the hearing date or deadline to discuss this matter.

Respectfully,

**EDWARD D MILLER**

**Chief of Code Enforcement  
Community Development Division**

*Incorporated 1825*  
City Website: [www.vicksburg.org](http://www.vicksburg.org)





# CITY of VICKSBURG

*Community Development Division*

Jeff Richardson  
Director

(601) 634-4528  
819 South Street

Fax (601) 619-7885  
Vicksburg, MS 39181

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July 09,2026

STATE OF MISSISSIPPI  
P.O. BOX 136  
JACKSON, MS 39205

## NOTICE

*Property Identification Number*  
**018694**

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

**Parcel # 094K 19 294011004700**

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 and clean the entire property of overgrown weeds and grass**  
**Remove all trash and debris from the entire property**

Your hearing date is hereby scheduled for **Monday, August 03, 2026** 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) 801-3819. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

Edward D Miller

Chief of Code Enforcement  
Community Development Division



Delta Computer Systems, Inc.

State 21-19-U



# Property Appraisal Link

WARREN COUNTY, MS

Current Date 5/18/2026

Tax Year 2025

## APPRAISAL INQUIRY

PARCEL 094K 19 294011004700

ALT PARCEL NUMBER 75J10KA19004700

PPIN 018694

SKETCH 1 [VIEW 01](#) [Tax Map](#)

OWNER NAME

STATE OF MISS

PROPERTY ADDRESS

1402 MAIN ST

PROPERTY IS VACANT (Y/N) N

FIELD WORK BY DATE: //

CLASSED BY DATE: //

REVIEWED BY DATE: //

REALTOR CODE

## LEGAL DESCRIPTION

1

LOTS: 40 PT

2

PLAT BOOK 1- G PAGE- 876

Block 11 Section 19 Township 16 Range 03

Book 1160 Page 560 Type Date 12/29/1998

## LOT INFORMATION

LOT CODE E21 LOT SIZE 25 X 83 LOT VALUE 2440

| CODE | FRONT FT | DEPTH | PRICE  | DEPTH TABLE | DEPTH % | ADJ. % | DESCRIPTION | ADJ PRICE | APPRAISED | CLASS |
|------|----------|-------|--------|-------------|---------|--------|-------------|-----------|-----------|-------|
| OVER | 25.00    | 83    | 125.00 | 9           | .78     | 1.00   |             | 97.50     | 2440      | 2     |

## ACRE INFORMATION

ACRES TYPE QUAL CLASS PRICE CODE UNCULTIVATED CODE PRICE ADJ. % DESCRIPTION APPRAISED MARKET

\*\*\* NO ACREAGE INFO \*\*\*

ACREAGE VALUE

OVERALL VALUE

2440

LAND USE CODE CLASS 1 1110 RESIDENTIAL

LAND USE CODE CLASS 2 1110 RESIDENTIAL

## BUILDING DESCRIPTIONS

| NUMBER | CODE | BUILDING DESCRIPTION | VALUE | ELIGIBLE CLASS 1 |
|--------|------|----------------------|-------|------------------|
|--------|------|----------------------|-------|------------------|

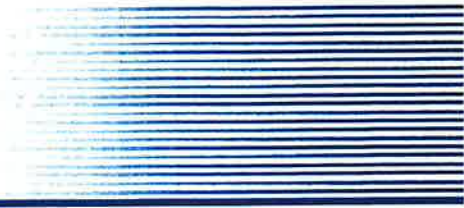
\*\*\* NO BUILDING INFO \*\*\*

TOTAL PARCEL VALUE 2440



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# Property Link

## WARREN COUNTY, MS

Current Date 5/18/2026

**Tax Year 2025**

Records Last Updated 5/17/2026

### PROPERTY DETAIL

OWNER STATE OF MISS

ACRES : \*\*NA\*\*

LAND VALUE : 2440

IMPROVEMENTS : \*\*NA\*\*

TOTAL VALUE: 2440

ASSESSED : \*\*NA\*\*

PARCEL 094K 19 294011004700

ADDRESS 1402 MAIN ST

### TAX INFORMATION

| YEAR 2025 | TAX DUE | PAID | BALANCE |
|-----------|---------|------|---------|
| COUNTY    | 0.00    | 0.00 | 0.00    |
| CITY      | 0.00    | 0.00 | 0.00    |
| SCHOOL    | 0.00    | 0.00 | 0.00    |
| TOTAL     | 0.00    | 0.00 | 0.00    |

LAST PAYMENT DATE \*\*NA\*\*

### MISCELLANEOUS INFORMATION

|                |        |                          |
|----------------|--------|--------------------------|
| EXEMPT CODE    | 21     | LEGAL LOTS: 40 PT        |
| HOMESTEAD CODE | None   | PLAT BOOK 1- G PAGE- 876 |
| TAX DISTRICT   | 0110   | VICKS ENLARGED           |
| PPIN           | 018694 |                          |
| SECTION        | 19     |                          |
| TOWNSHIP       | 16     |                          |
| RANGE          | 03     | B 1160 P 560 12/29/1998  |

Book 1160

Page 560

### PURCHASE COUNTY TAX SALE FILES

### TAX SALES HISTORY, FOR UNPAID TAXES

| <u>Year</u>            | <u>Sold To</u> | <u>Redeemed Date/By</u> |
|------------------------|----------------|-------------------------|
| **NO TAX SALES FOUND** |                |                         |

[View Appraisal Record](#)

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## Warren County, MS

Warren County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Warren County Land Records GIS and is maintained for the internal use of the County. The County of Warren and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Warren County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.



Warren County Tax Assessor  
1009 Cherry Street  
Vicksburg, Mississippi 39183  
(601) 638-6161

18694  
094K 19 294011004700  
STATE OF MISS

03  
16  
19  
110  
MAIN ST  
1402  
1160  
560  
LOTS: 40 PT PLAT BOOK 1-G PAGE- 876

# Land Roll Inquiry Link

## WARREN COUNTY, MS

Today's Date 6/ 4/2026

### Land Roll

Library LANDROLL 2025  
 Owner Name STATE OF MISS  
 Parcel 094K 19 294011004700  
 Alternate Parcel 75J10KA19004700  
 PPIN 018694  
 Exempt Code 21  
 Judicial District 0  
 Tax District 0110  
 Subdivision 1-2940 VICKS ENLARGED  
 Section/Township/Range 19/ 16/03  
 Block 11  
 Street Address 001402 MAIN ST

| Values |                  |                  |                    |                    |             |                |            |                |
|--------|------------------|------------------|--------------------|--------------------|-------------|----------------|------------|----------------|
| Class  | Cultivated Acres | Cultivated Value | Uncultivated Acres | Uncultivated Value | Total Acres | Improved Value | True Value | Assessed Value |
| 1      |                  |                  |                    |                    |             |                |            |                |
| 2      |                  | 1830             |                    |                    |             |                | 1830       | 275            |
| Totals |                  | 1830             |                    |                    |             |                | 1830       | 275            |

Eligible for Class 1 (Y/N) N

Last Deed Book/Page 1160/560 12/29/1998

Current Land Value 00001830

Prior Land Value 00002440

Land Use Code Class 1 1110

Land Use Code Class 2 1110

### Legal Information

1 LOTS: 40 PT

PLAT BOOK 1- G PAGE- 876

### Deed Book References

Book-Page Date Type

1160- 560 12/29/1998

### DOCUMENTS

**DESCRIPTION**   **NUMBER OF**   **PRICE**  
                                  **PAGES**

\*\*\*\*\*NO IMAGES AVAILABLE\*\*\*\*\*

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# NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING  
**1406 MAIN ST**

**PPIN# 018692    PARCEL# 094K 19 294011004500**

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

**MONDAY, AUGUST 03, 2026 at 10:00 a.m.**

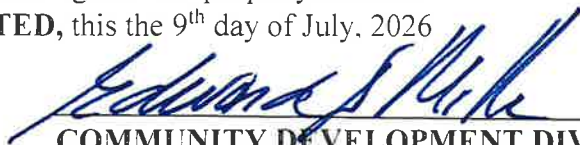
before the Mayor and Aldermen of the City of Vicksburg, in the Board Room  
of the City Hall Annex Robert Walker Building, located at 1415 Walnut Street,  
Vicksburg, MS,

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  
two (2) 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 9<sup>th</sup> day of July, 2026

  
**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**





Jul 10, 2026 9:26:37 AM  
1416 Main Street  
Vicksburg  
Vicksburg County  
Mississippi

1406 Main Street





# CITY of VICKSBURG

*Community Development Division*

*Jeff Richardson*  
Director

(601) 634-4528  
819 South Street

Fax ( 601) 619- 7885  
Vicksburg, MS 39181

---

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July 09, 2026

**MARY H BUTLER**  
**2846 COOK RD**  
**EDWARDS, MS 39066**

**RE: 1406 MAIN ST**  
**PPIN # 018692**  
**PARCEL # 094K 19 294011004500**

The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires removal of dilapidated or abandoned building/securing of dilapidated or abandoned building/cleaning and/or repair.

Please find enclosed a copy of the statutory notification that we are required to send regarding the cleanup, securing of your property and/or repair.

We will be happy to discuss this property with you if you have questions or need an extension of time to comply with the cleanup, securing of your property and/or repair.

Please contact this office at 601-801-3819 before the hearing date or deadline to discuss this matter.

Respectfully,

**EDWARD D MILLER**

**Chief of Code Enforcement**  
**Community Development Division**



### Notice

You are hereby notified regarding

**1406 MAIN ST**

PROPERTY OF **1406 MAIN ST**

1406 MAIN ST, VICKSBURG, MS 39180

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601-634-4528

Jul 10, 2026 9:26:51 AM  
1416 Main Street  
Vicksburg  
Warren County  
Mississippi

1406





# CITY of VICKSBURG

*Community Development Division*

Jeff Richardson  
Director

(601) 634-4528  
819 South Street

Fax (601) 619-7885  
Vicksburg, MS 39181

---

---

July 09, 2026

**MARY H BUTLER**  
**2846 COOK RD**  
**EDWARDS, MS 39066**

## NOTICE

*Property Identification Number*  
**018692**

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

**Parcel # 094K 19 294011004500**

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 and clean the entire property of overgrown weeds and grass**

**Remove all trash and debris from the entire property**

**Remove the dilapidated building**

Your hearing date is hereby scheduled for **Monday, August 03, 2026** 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) 801-3819. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

Edward D Miller

Chief of Code Enforcement  
Community Development Division







Delta Computer Systems, Inc.

21-19-11

# Property Appraisal Link

## WARREN COUNTY, MS

Current Date 5/18/2026

Tax Year 2025

### APPRAISAL INQUIRY

PARCEL 094K 19 294011004500

ALT PARCEL NUMBER 75J10KA19004500

PPIN 018692

SKETCH 1 [VIEW 01](#) [Tax Map](#)

OWNER NAME

BUTLER MARY H

OWNER ADDRESS

2846 COOK RD

EDWARDS MS390669230

PROPERTY ADDRESS

1406 MAIN ST

PROPERTY IS VACANT (Y/N) N

FIELD WORK BY JD DATE: 10/11/2023

CLASSED BY DATE: //

REVIEWED BY AMM DATE: 10/13/2023

REALTOR CODE

### LEGAL DESCRIPTION

1

LOTS: 40 PT

2

PLAT BOOK 1- G PAGE- 876

Block 11 Section 19 Township 16 Range 03

Book 864 Page 268 Type Date 3/14/1989

Book 842 Page 399 Type Date 5/22/1988

### LOT INFORMATION

LOT CODE A LOT SIZE 25 X 83 LOT VALUE 2440

| CODE | FRONT FT | DEPTH | PRICE  | DEPTH TABLE | DEPTH % | ADJ. % | DESCRIPTION | ADJ PRICE | APPRAISED | CLASS |
|------|----------|-------|--------|-------------|---------|--------|-------------|-----------|-----------|-------|
| OVER | 25.00    | 83    | 125.00 | 9           | .78     | 1.00   |             | 97.50     | 2440      | 2     |

### ACRE INFORMATION

ACRES TYPE QUAL CLASS PRICE CODE UNCULTIVATED CODE PRICE ADJ. % DESCRIPTION APPRAISED MARKET

\*\*\* NO ACREAGE INFO \*\*\*

ACREAGE VALUE

OVERALL VALUE

2440

LAND USE CODE CLASS 1 1110 RESIDENTIAL

LAND USE CODE CLASS 2 1110 RESIDENTIAL

### BUILDING DESCRIPTIONS

| NUMBER     | CODE | BUILDING DESCRIPTION | VALUE | ELIGIBLE CLASS 1 |
|------------|------|----------------------|-------|------------------|
| <u>001</u> | 001  | RESIDENCE            | 2340  | N                |

TOTAL PARCEL VALUE 4780





# Land Roll Inquiry Link

## WARREN COUNTY, MS

Today's Date 7/ 2/2026

### Land Roll

Library LANDROLL 2025  
 Owner Name BUTLER MARY H  
 Owner Address 2846 COOK RD  
 EDWARDS, MS 390669230  
 Parcel 094K 19 294011004500  
 Alternate Parcel 75J10KA19004500  
 PPIN 018692  
 Judicial District 0  
 Tax District 0110  
 Subdivision 1-2940 VICKS ENLARGED  
 Section/Township/Range 19/ 16/03  
 Block 11  
 Street Address 001406 MAIN ST

| Values |                  |                  |                    |                    |             |                |            |                |
|--------|------------------|------------------|--------------------|--------------------|-------------|----------------|------------|----------------|
| Class  | Cultivated Acres | Cultivated Value | Uncultivated Acres | Uncultivated Value | Total Acres | Improved Value | True Value | Assessed Value |
| 1      |                  |                  |                    |                    |             |                |            |                |
| 2      |                  | 2440             |                    |                    |             | 2810           | 5250       | 788            |
| Totals |                  | 2440             |                    |                    |             | 2810           | 5250       | 788            |

Eligible for Class 1 (Y/N) N

Last Deed Book/Page 864 /268 3/14/1989

Current Building Value 00002810

Prior Building Value 00002340

Current Land Value 00002440

Prior Land Value 00002440

Land Use Code Class 1 1110

Land Use Code Class 2 1110

### Legal Information

1 LOTS: 40 PT

PLAT BOOK 1- G PAGE- 876

### Deed Book References

Book-Page Date Type

864 - 268 3/14/1989

842 - 399 5/22/1988

### DOCUMENTS

DESCRIPTION    NUMBER OF  
                          PAGES    PRICE

\*\*\*\*\*NO IMAGES AVAILABLE\*\*\*\*\*

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[New Search](#)



## CORRECTION WARRANTY DEED

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, the undersigned Nicie Meekins, niece of Isaac Brickell, deceased, and beneficiary under the Last Will and Testament of Isaac Brickell, and Gleneva Flowers, wife of Dennis Flowers, Sr., deceased, who was the nephew of Isaac Brickell, deceased, and beneficiary under the Last Will and Testament of Isaac Brickell, hereby convey and warrant unto Mary Helen Butler that certain parcel of land located in the City of Vicksburg, Warren County, Mississippi, more particularly described as follows:

That part of Lot 40 of Square 11 of that certain survey in said City known as Vick's Enlargement, a plat of which is of record in Deed Book G, Page 670, of the Land Records of Warren County, beginning at a point on the North line of Lot 40 being the South line of Main Street, 75 feet East from the Northwest corner of said Lot 40; thence Southerly on a line parallel to First North Street and at right angles to Main Street 83 feet; thence on a line parallel to Main Street in an Easterly direction 25 feet; thence Northerly on a line parallel to First North Street 83 feet to the South line of Main Street; thence Westerly 25 feet to the point of beginning, and being the same property conveyed to Isaac Brickell by Mary Elizabeth Henderson Brooks by special warranty deed dated April 24, 1968 and recorded in Deed Book 444 at Page 292 of the Warren County, Mississippi Land Records.

The purpose of this instrument is to correct the designation of Nicie Meekins and Gleneva Flowers as "sole devisee under the Last Will and Testament of Isaac Brickell, deceased" appearing in that certain warranty deed executed by Nicie Meekins and Gleneva Flowers in favor of Mary Helen Butler dated May 22, 1988 and recorded in Deed Book 842 at Page 399 of the Warren County, Mississippi Land Records, and to provide a summary of record chain of title subsequent to the death of Isaac Brickell.

Nicie Meekins and Dennis Flowers, Sr. were named beneficiaries under the Last Will and Testament of Isaac Brickell who died April 28, 1979. At the time of his death the Last Will and Testament was not presented for probate and there was no administration of his estate. Dennis Flowers, Sr. died intestate August 1, 1979.

Dennis Flowers, Sr.; Gleneva Flowers (wife); Dennis Flowers, Jr., Edward Flowers, William Flowers, Carl Flowers and Michael Flowers (sons) and Gladys Cage (daughter).

By quitclaim deed dated August 21, 1979 and recorded in Deed Book 616 at Page 527 of the Warren County, Mississippi Land Records, Dennis Flowers, Jr., Gladys Cage, Edward Flowers, William Flowers, Carl Flowers and Michael Flowers conveyed all of their right, title and in and to six (6) specifically described parcels of land located in Warren County, Mississippi and all of their "right, title and interest in and for any and all property, real, personal and mixed in which our late father Dennis Flowers, Sr. may have had an interest at the time of his death. This includes all property rights which we inherited from our father, Dennis Flowers, in real property, bank accounts or personal property wheresoever the same may be located".

The Last Will and Testament of Isaac Brickell has been admitted to probate as a muniment of title only and the beneficiaries thereunder, or their successive heirs at law, have been identified of record as Nicie Meekins, niece and beneficiary, and Gleneva Flowers, Dennis Flowers, Jr., Edward Flowers, William, Flowers, Carl Flowers, Michael Flowers and Gladys Cage, heirs at law of Dennis Flowers, Sr., deceased nephew and beneficiary.

WITNESS our signatures this the 14 day of March, 1989.

Nicie Meekins  
NICIE MEEKINS

Gleneva Flowers  
GLENEVA FLOWERS

STATE OF MISSISSIPPI  
COUNTY OF WARREN

PERSONALLY appeared before the undersigned authority in and for the jurisdiction above, the within named Nicie Meekins, niece of Isaac Brickell, deceased, and beneficiary under his Last Will and Testament, who acknowledged that she signed and delivered the foregoing Quitclaim deed on the day and year therein mentioned.

GIVEN under my hand and Official Seal  
of March, 1989.



BOOK 864 PAGE 270

STATE OF MISSISSIPPI  
COUNTY OF WARREN

PERSONALLY appeared before the undersigned authority in and for the jurisdiction above, the within named Gleneva Flowers, widow and heir at law of Dennis Flowers, Sr., nephew and beneficiary under the Last Will and Testament of of Isaac Brickell, deceased, and beneficiary under his Last Will and Testament, who acknowledged that he signed and delivered the foregoing Quitclaim deed on the day and year therein mentioned.

GIVEN under my hand and Official Seal this the 14th of March, 1989.

OREN D. BAILESS, CHANCERY CLERK

*Ry: Linda*  
NOTARY PUBLIC

My Commission Expires January 2, 1992

MY COMMISSION EXPIRES: \_\_\_\_\_

GRANTOR: Nicie Meekins  
ADDRESS: 2115 Martin Luther King Drive  
Vicksburg, MS 39180  
TELEPHONE NOS: 601/636-1220 (R); None (B)

GRANTOR: Gleneva Flowers  
ADDRESS: 2125 Martin Luther King Drive  
Vicksburg, MS 39180  
TELEPHONE NOS: 601/636-7803 (R); None (B)

GRANTEE: Mary Helen Butler  
ADDRESS: Rt. 1, Box 390  
Edwards, MS 39066  
TELEPHONE NOS: 601/885-6502 (R); None (B)

PROPERTY LOCATION: Part, Lot 40, Square 11  
Vick's Enlargement  
1406 Main Street  
Vicksburg, Mississippi

STATE OF MISSISSIPPI  
WARREN COUNTY

I, OREN D. BAILESS, Clerk of the Chancery Court of said County, hereby certify that the foregoing instrument of writing was filed in my office for record on the day of March, 1989, at 4:40 O'Clock P.M. and duly recorded in Deed Book No. 864 Page 268.





# Property Link

## WARREN COUNTY, MS

Current Date 5/18/2026

**Tax Year 2025**

Records Last Updated 5/17/2026

### PROPERTY DETAIL

**OWNER** BUTLER MARY H  
2846 COOK RD  
EDWARDS MS 39066-9230

**ACRES : \*\*NA\*\***  
**LAND VALUE : 2440**  
**IMPROVEMENTS : 2340**  
**TOTAL VALUE: 4780**  
**ASSESSED : 717**

**PARCEL** 094K 19 294011004500  
**ADDRESS** 1406 MAIN ST

### TAX INFORMATION

| YEAR 2025    | TAX DUE       | PAID        | BALANCE       |
|--------------|---------------|-------------|---------------|
| COUNTY       | 39.26         | 0.00        | 39.85         |
| CITY         | 25.73         | 0.00        | 26.12         |
| SCHOOL       | 46.54         | 0.00        | 47.24         |
| <b>TOTAL</b> | <b>111.53</b> | <b>0.00</b> | <b>113.21</b> |

**1.50% Penalty**

Pay Tax

LAST PAYMENT DATE \*\*NA\*\*

### MISCELLANEOUS INFORMATION

**EXEMPT CODE**  
**HOMESTEAD CODE** None  
**TAX DISTRICT** 0110  
**PPIN** 018692  
**SECTION** 19  
**TOWNSHIP** 16  
**RANGE** 03

**LEGAL LOTS: 40 PT**  
**PLAT BOOK 1- G PAGE- 876**  
**VICKS ENLARGED**  
**B 864 P 268 03/14/1989**

**Book 864**      **Page 268**

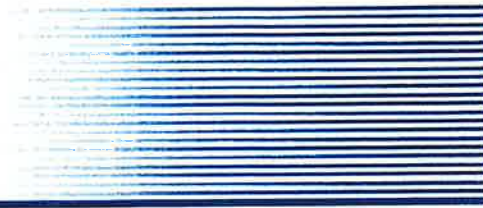
### PURCHASE COUNTY TAX SALE FILES

### TAX SALES HISTORY, FOR UNPAID TAXES

| <u>Year</u> | <u>Sold To</u>  | <u>Redeemed Date/By</u>   |
|-------------|-----------------|---------------------------|
| 2023        | CLAY HILL FARMS | 8/18/2025 SHALEXIUS ELLIS |

[View Appraisal Record](#)

[Back](#)



# Property Appraisal Link

WARREN COUNTY, MS

Current Date 5/18/2026

## APPRAISAL INQUIRY

**PARCEL** 094K 19 294011004500 **ALT PARCEL NUMBER** 75J10KA19004500

**PPIN** 018692

**SKETCH** 1

**OWNER NAME**

BUTLER MARY H

## SKETCH

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[View Tax Record](#)

[Back](#)



## Warren County, MS

Warren County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Warren County Land Records GIS and is maintained for the internal use of the County. The County of Warren and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Warren County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.



Warren County Tax Assessor  
1009 Cherry Street  
Vicksburg, Mississippi 39183  
(601) 638-6161

18692  
094K 19 294011004500  
BUTLER MARY H  
2846 COOK RD

EDWARDS  
MS  
390669230  
03  
16  
19  
110  
MAIN ST  
1406  
864  
268  
LOTS: 40 PT PLAT BOOK 1- G PAGE- 876



# NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING  
**1408 MAIN ST**

**PPIN# 018691    PARCEL# 094K 19 294011004400**

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

**MONDAY, AUGUST 03, 2026 at 10:00 a.m.**

before the Mayor and Aldermen of the City of Vicksburg, in the Board Room

of the City Hall Annex Robert Walker Building, located at 1415 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  
two (2) 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 9<sup>th</sup> day of July, 2026

  
**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**



Jul 10, 2026 9:26:11 AM  
1408 Main Street  
Vicksburg  
Warren County  
Mississippi

1408 Main Street



# CITY of VICKSBURG

*Community Development Division*

*Jeff Richardson*  
Director

(601) 634-4528  
819 South Street

Fax ( 601) 619- 7885  
Vicksburg, MS 39181

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July 09, 2026

**STATE OF MISSISSIPPI**  
**P.O. BOX 136**  
**JACKSON, MS 39205**

**RE: 1408 MAIN ST**  
**PPIN # 018691**  
**PARCEL # 094K 19 294011004400**

The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires removal of dilapidated or abandoned building/securing of dilapidated or abandoned building/cleaning and/or repair.

Please find enclosed a copy of the statutory notification that we are required to send regarding the cleanup, securing of your property and/or repair.

We will be happy to discuss this property with you if you have questions or need an extension of time to comply with the cleanup, securing of your property and/or repair.

Please contact this office at 601-801-3819 before the hearing date or deadline to discuss this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "Edward D. Miller", is written over the typed name.

**EDWARD D MILLER**

**Chief of Code Enforcement**  
**Community Development Division**

*Incorporated 1825*  
City Website: [www.vicksburg.org](http://www.vicksburg.org)





# CITY of VICKSBURG

*Community Development Division*

Jeff Richardson  
Director

(601) 634-4528  
819 South Street

Fax (601) 619-7885  
Vicksburg, MS 39181

---

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July 09, 2026

STATE OF MISSISSIPPI  
P.O. BOX 136  
JACKSON, MS 39205

## NOTICE

*Property Identification Number*  
**018691**

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

**Parcel # 094K 19 294011004400**

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 and clean the entire property of overgrown weeds and grass**  
**Remove all trash and debris from the entire property**

Your hearing date is hereby scheduled for **Monday, August 03, 2026** 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) 801-3819. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,



Edward D Miller

Chief of Code Enforcement  
Community Development Division



Delta Computer Systems, Inc.

State 21-19-11

# Property Appraisal Link

WARREN COUNTY, MS

Current Date 5/18/2026

Tax Year 2025

## APPRAISAL INQUIRY

PARCEL 094K 19 294011004400

ALT PARCEL NUMBER 75J10KA19004400

PPIN 018691

SKETCH 1 [Tax Map](#)

OWNER NAME

FREEMAN PHILLIP

OWNER ADDRESS

127 N COOLIDGE WAY

AURORA CO80018

PROPERTY ADDRESS

1408 MAIN ST

PROPERTY IS VACANT (Y/N) Y

FIELD WORK BY JD DATE: 10/11/2023

CLASSED BY DATE: //

REVIEWED BY AMM DATE: 10/13/2023

REALTOR CODE

## LEGAL DESCRIPTION

1

LOTS: 40 PT

2

PLAT BOOK 1- G PAGE- 876

Block 11 Section 19 Township 16 Range 03

Book 1672 Page 86 Type TP Date 12/20/2021

Book 636 Page 496 Type Date 9/ 8/1980

## LOT INFORMATION

LOT CODE E21 LOT SIZE 22.2 X 147.5 LOT VALUE 2750

| CODE | FRONT FT | DEPTH | PRICE  | DEPTH TABLE | DEPTH % | ADJ. % | DESCRIPTION | ADJ PRICE | APPRAISED | CLASS |
|------|----------|-------|--------|-------------|---------|--------|-------------|-----------|-----------|-------|
| OVER | 22.00    | 148   | 125.00 | 9           | 1.00    | 1.00   |             | 125.00    | 2750      | 2     |

## ACRE INFORMATION

| ACRES                   | TYPE | QUAL | CLASS | PRICE | CODE | UNCULTIVATED | CODE | PRICE | ADJ. % | DESCRIPTION | APPRAISED | MARKET |
|-------------------------|------|------|-------|-------|------|--------------|------|-------|--------|-------------|-----------|--------|
| *** NO ACREAGE INFO *** |      |      |       |       |      |              |      |       |        |             |           |        |

ACREAGE VALUE

OVERALL VALUE

2750

LAND USE CODE CLASS 1 1110 RESIDENTIAL

LAND USE CODE CLASS 2 1110 RESIDENTIAL

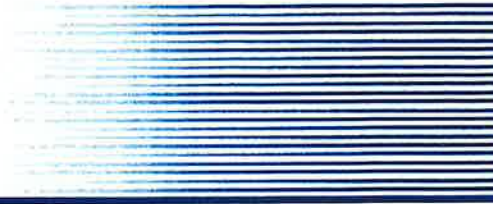
## BUILDING DESCRIPTIONS

| NUMBER                   | CODE | BUILDING DESCRIPTION | VALUE | ELIGIBLE CLASS 1 |
|--------------------------|------|----------------------|-------|------------------|
| *** NO BUILDING INFO *** |      |                      |       |                  |

TOTAL PARCEL VALUE 2750



[View Tax](#)



# Property Link

## WARREN COUNTY, MS

Current Date 5/18/2026

**Tax Year 2025**

Records Last Updated 5/17/2026

### PROPERTY DETAIL

**OWNER** FREEMAN PHILLIP  
127 N COOLIDGE WAY  
AURORA CO 80018

**ACRES : \*\*NA\*\***  
**LAND VALUE : 2750**  
**IMPROVEMENTS : \*\*NA\*\***  
**TOTAL VALUE: 2750**  
**ASSESSED : 413**

**PARCEL** 094K 19 294011004400  
**ADDRESS** 1408 MAIN ST

### TAX INFORMATION

| YEAR 2025    | TAX DUE       | PAID        | BALANCE                     |
|--------------|---------------|-------------|-----------------------------|
| COUNTY       | 22.61         | 0.00        | 22.95                       |
| CITY         | 183.57        | 0.00        | 186.32                      |
| SCHOOL       | 26.81         | 0.00        | 27.21                       |
| <b>TOTAL</b> | <b>232.99</b> | <b>0.00</b> | <b>236.48 1.50% Penalty</b> |

LAST PAYMENT DATE \*\*NA\*\*

### TAXES DELINQUENT PRIOR YEAR

### MISCELLANEOUS INFORMATION

**EXEMPT CODE** LEGAL LOTS: 40 PT  
**HOMESTEAD CODE** None PLAT BOOK 1- G PAGE- 876  
**TAX DISTRICT** 0110 VICKS ENLARGED  
**PPIN** 018691  
**SECTION** 19  
**TOWNSHIP** 16  
**RANGE** 03 B 1672 P 86 12/20/2021

Book 1672 Page 86

### PURCHASE COUNTY TAX SALE FILES

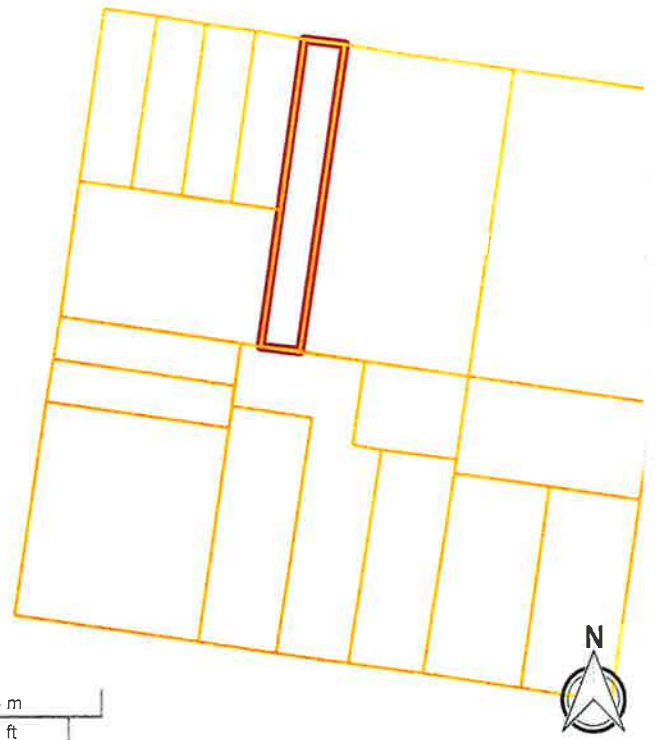
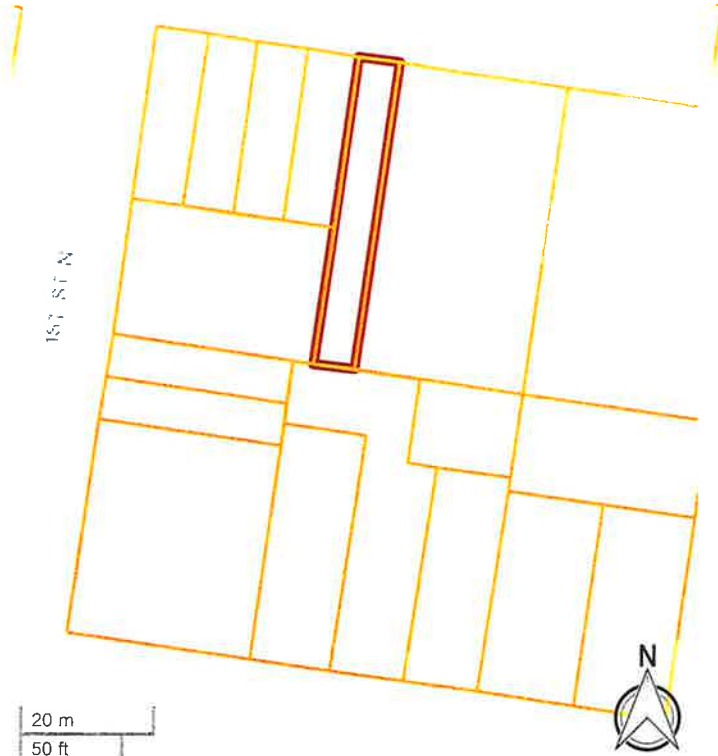
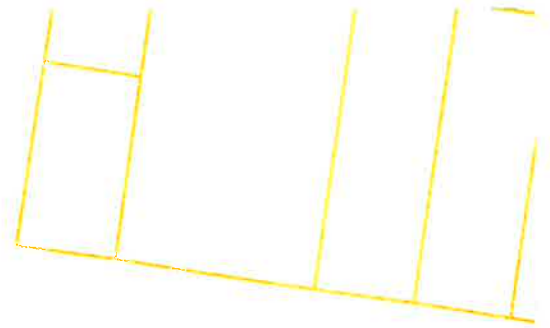
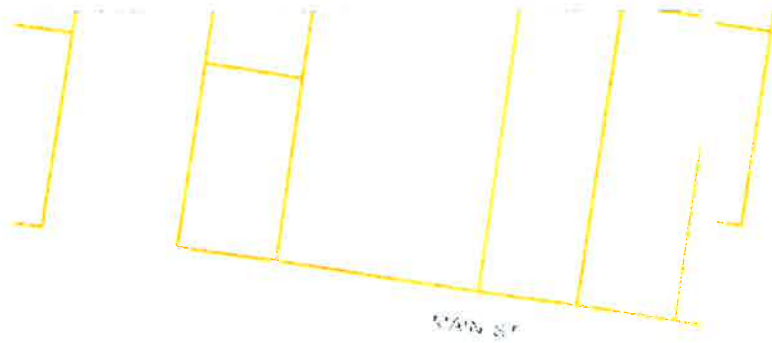
### TAX SALES HISTORY, FOR UNPAID TAXES

| <u>Year</u> | <u>Sold To</u>       | <u>Redeemed Date/By</u> |
|-------------|----------------------|-------------------------|
| 2024        | STATE OF MISSISSIPPI | NOT REDEEMED            |
| 2023        | STATE OF MISSISSIPPI | NOT REDEEMED            |
| 2022        | STATE OF MISSISSIPPI | NOT REDEEMED            |
| 2019        | STATE OF MISSISSIPPI | NOT REDEEMED            |
| 2018        | STATE OF MISSISSIPPI | NOT REDEEMED            |
| 2017        | STATE OF MISSISSIPPI | NOT REDEEMED            |

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## Warren County, MS

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Warren County Tax Assessor  
1009 Cherry Street  
Vicksburg, Mississippi 39183  
(601) 638-6161

18691  
094K 19 294011004400  
FREEMAN PHILLIP  
127 N COOLIDGE WAY

AURORA  
CO  
80018  
03  
16  
19  
110  
MAIN ST  
1408  
1672  
86  
LOTS: 40 PT PLAT BOOK 1- G PAGE- 876



# Land Roll Inquiry Link

## WARREN COUNTY, MS

Today's Date 6/ 4/2026

**Land Roll**

**Library** LANDROLL 2025  
**Owner Name** STATE OF MISS  
**Owner Address** FREEMAN PHILLIP  
 2022 TAX SALE  
 AURORA, CO 80018  
**Parcel** 094K 19 294011004400  
**Alternate Parcel** 75J10KA19004400  
**PPIN** 018691  
**Exempt Code** 21  
**Judicial District** 0  
**Tax District** 0110  
**Subdivision** 1-2940 VICKS ENLARGED  
**Section/Township/Range** 19/16 /03  
**Block** 11  
**Street Address** 001408 MAIN ST

| Values        |                  |                  |                    |                    |             |                |            |                |
|---------------|------------------|------------------|--------------------|--------------------|-------------|----------------|------------|----------------|
| Class         | Cultivated Acres | Cultivated Value | Uncultivated Acres | Uncultivated Value | Total Acres | Improved Value | True Value | Assessed Value |
| 1             |                  |                  |                    |                    |             |                |            |                |
| 2             |                  | 2060             |                    |                    |             |                | 2060       | 309            |
| <b>Totals</b> |                  | 2060             |                    |                    |             |                | 2060       | 309            |

**Eligible for Class 1 (Y/N)** N  
**Last Deed Book/Page** 1672/ 86 12/20/2021

**Current Land Value** 00002060  
**Prior Land Value** 00002750  
**Land Use Code Class 1** 1110  
**Land Use Code Class 2** 1110

**Legal Information**

1 LOTS: 40 PT  
 PLAT BOOK 1- G PAGE- 876

**Deed Book References**

**Book-Page Date Type**  
 1672- 86 12/20/2021 TP  
 636 - 496 9/ 8/1980

**DOCUMENTS**

| <u>DESCRIPTION</u> | <u>NUMBER OF PAGES</u> | <u>PRICE</u> |
|--------------------|------------------------|--------------|
|--------------------|------------------------|--------------|

|            |   |         |
|------------|---|---------|
| TAX PATENT | 1 | \$ 0.00 |
|------------|---|---------|

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# Land Roll Inquiry Link

## WARREN COUNTY, MS

Today's Date 6/ 4/2026

### Land Roll

**Library** LANDROLL 2025  
**Owner Name** STATE OF MISS  
**Owner Address** FREEMAN PHILLIP  
 2022 TAX SALE  
 AURORA, CO 80018  
**Parcel** 094K 19 294011004400  
**Alternate Parcel** 75J10KA19004400  
**PPIN** 018691  
**Exempt Code** 21  
**Judicial District** 0  
**Tax District** 0110  
**Subdivision** 1-2940 VICKS ENLARGED  
**Section/Township/Range** 19/16 /03  
**Block** 11  
**Street Address** 001408 MAIN ST

| Values |                  |                  |                    |                    |             |                |            |                |
|--------|------------------|------------------|--------------------|--------------------|-------------|----------------|------------|----------------|
| Class  | Cultivated Acres | Cultivated Value | Uncultivated Acres | Uncultivated Value | Total Acres | Improved Value | True Value | Assessed Value |
| 1      |                  |                  |                    |                    |             |                |            |                |
| 2      |                  | 2060             |                    |                    |             |                | 2060       | 309            |
| Totals |                  | 2060             |                    |                    |             |                | 2060       | 309            |

**Eligible for Class 1 (Y/N)** N  
**Last Deed Book/Page** 1672/ 86 12/20/2021

**Current Land Value** 00002060  
**Prior Land Value** 00002750  
**Land Use Code Class 1** 1110  
**Land Use Code Class 2** 1110

### Legal Information

**1** LOTS: 40 PT  
 PLAT BOOK 1- G PAGE- 876

### Deed Book References

**Book-Page Date Type**  
 1672- 86 12/20/2021 TP  
 636 - 496 9/ 8/1980

### DOCUMENTS

| <u>DESCRIPTION</u> | <u>NUMBER OF PAGES</u> | <u>PRICE</u> |
|--------------------|------------------------|--------------|
|--------------------|------------------------|--------------|

|            |   |         |
|------------|---|---------|
| TAX PATENT | 1 | \$ 0.00 |
|------------|---|---------|

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# Notice

You are hereby notified regarding

**1408 Main St**

**PPIN#01257**

**PARCEL#2572252**

That pursuant to Mississippi Code Annotated, Section 21-9-11, a hearing will be held on **6-2-26** at 10:00 a.m. before Mayor and Aldermen of the City of Vicksburg in the Board Room of the City Hall Annex, Robert Walker Building, located at 1415 Walnut Street, Vicksburg, Mississippi to determine if your property is in such a state of uncleanness as to be a nuisance to the public health and safety of the community.

You are further notified that if the Mayor and Aldermen determine at this hearing that your property is in need of cleaning, that the City shall proceed to clean the property. 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 if notice is posted on property or parcels of land at the Department of Community Development, 1416 Main Street, at least seven (7) days prior to the property or parcel of land being re-entered.

For Questions or Further Information  
Please Call the City of Vicksburg's  
Department of Community Development

**601-634-4528**

Jul 10, 2026 9:26:22 AM

1416 Main Street

Vicksburg

Warren County

Mississippi









Delta Computer Systems, Inc.

State of MS

# Property Appraisal Link

WARREN COUNTY, MS

Current Date 6/ 2/2026

Tax Year 2025

## APPRAISAL INQUIRY

PARCEL 094K 19 294011004400

ALT PARCEL NUMBER 75J10KA19004400

PPIN 018691

SKETCH 1 [Tax Map](#)

OWNER NAME

FREEMAN PHILLIP

OWNER ADDRESS

127 N COOLIDGE WAY

AURORA CO80018

PROPERTY ADDRESS

1408 MAIN ST

PROPERTY IS VACANT (Y/N) Y

FIELD WORK BY JD DATE: 10/11/2023

CLASSED BY DATE: //

REVIEWED BY AMM DATE: 10/13/2023

REALTOR CODE

## LEGAL DESCRIPTION

1

LOTS: 40 PT

2

PLAT BOOK 1- G PAGE- 876

Block 11 Section 19 Township 16 Range 03

Book 1672 Page 86 Type TP Date 12/20/2021

Book 636 Page 496 Type Date 9/ 8/1980

## LOT INFORMATION

LOT CODE E21 LOT SIZE 22.2 X 147.5 LOT VALUE 2750

| CODE | FRONT FT | DEPTH | PRICE  | DEPTH TABLE | DEPTH % | ADJ. % | DESCRIPTION | ADJ PRICE | APPRAISED | CLASS |
|------|----------|-------|--------|-------------|---------|--------|-------------|-----------|-----------|-------|
| OVER | 22.00    | 148   | 125.00 | 9           | 1.00    | 1.00   |             | 125.00    | 2750      | 2     |

## ACRE INFORMATION

| ACRES | TYPE | QUAL | CLASS | PRICE | CODE | UNCULTIVATED | CODE | PRICE | ADJ. % | DESCRIPTION | APPRAISED | MARKET |
|-------|------|------|-------|-------|------|--------------|------|-------|--------|-------------|-----------|--------|
|-------|------|------|-------|-------|------|--------------|------|-------|--------|-------------|-----------|--------|

\*\*\* NO ACREAGE INFO \*\*\*

ACREAGE VALUE

OVERALL VALUE

2750

LAND USE CODE CLASS 1 1110 RESIDENTIAL

LAND USE CODE CLASS 2 1110 RESIDENTIAL

## BUILDING DESCRIPTIONS

| NUMBER | CODE | BUILDING DESCRIPTION | VALUE | ELIGIBLE CLASS 1 |
|--------|------|----------------------|-------|------------------|
|--------|------|----------------------|-------|------------------|

\*\*\* NO BUILDING INFO \*\*\*

TOTAL PARCEL VALUE 2750



[View Tax](#)





## Property Link

### WARREN COUNTY, MS

Current Date 6/ 2/2026

Tax Year 2025  
Records Last Updated 6/ 1/2026

#### PROPERTY DETAIL

|              |                    |                              |
|--------------|--------------------|------------------------------|
| <b>OWNER</b> | FREEMAN PHILLIP    | <b>ACRES : **NA**</b>        |
|              | 127 N COOLIDGE WAY | <b>LAND VALUE : 2750</b>     |
|              |                    | <b>IMPROVEMENTS : **NA**</b> |
|              | AURORA CO 80018    | <b>TOTAL VALUE: 2750</b>     |
|              |                    | <b>ASSESSED : 413</b>        |

**PARCEL** 094K 19 294011004400  
**ADDRESS** 1408 MAIN ST

#### TAX INFORMATION

| YEAR 2025    | TAX DUE       | PAID        | BALANCE                     |
|--------------|---------------|-------------|-----------------------------|
| COUNTY       | 22.61         | 0.00        | 23.06                       |
| CITY         | 183.57        | 0.00        | 187.24                      |
| SCHOOL       | 26.81         | 0.00        | 27.35                       |
| <b>TOTAL</b> | <b>232.99</b> | <b>0.00</b> | <b>237.65 2.00% Penalty</b> |

LAST PAYMENT DATE \*\*NA\*\*

#### TAXES DELINQUENT PRIOR YEAR MISCELLANEOUS INFORMATION

|                       |        |                          |
|-----------------------|--------|--------------------------|
| <b>EXEMPT CODE</b>    |        | <b>LEGAL</b> LOTS: 40 PT |
| <b>HOMESTEAD CODE</b> | None   | PLAT BOOK 1- G PAGE- 876 |
| <b>TAX DISTRICT</b>   | 0110   | VICKS ENLARGED           |
| <b>PPIN</b>           | 018691 |                          |
| <b>SECTION</b>        | 19     |                          |
| <b>TOWNSHIP</b>       | 16     |                          |
| <b>RANGE</b>          | 03     | B 1672 P 86 12/20/2021   |

Book 1672

Page 86

#### PURCHASE COUNTY TAX SALE FILES

#### TAX SALES HISTORY, FOR UNPAID TAXES

| <u>Year</u> | <u>Sold To</u>       | <u>Redeemed Date/By</u> |
|-------------|----------------------|-------------------------|
| 2024        | STATE OF MISSISSIPPI | NOT REDEEMED            |
| 2023        | STATE OF MISSISSIPPI | NOT REDEEMED            |
| 2022        | STATE OF MISSISSIPPI | NOT REDEEMED            |
| 2019        | STATE OF MISSISSIPPI | NOT REDEEMED            |
| 2018        | STATE OF MISSISSIPPI | NOT REDEEMED            |
| 2017        | STATE OF MISSISSIPPI | NOT REDEEMED            |

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## Warren County, MS

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Warren County Tax Assessor  
1009 Cherry Street  
Vicksburg, Mississippi 39183  
(601) 638-6161

18691  
D94K 19 294011004400  
FREEMAN PHILLIP  
127 N COOLIDGE WAY

AURORA  
CO  
80018  
03  
16  
19  
110  
MAIN ST  
1408  
1672  
86

LOTS: 40 PT PLAT BOOK 1- G PAGE- 876



















# NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING  
**1410 MAIN ST**

**PPIN# 018690    PARCEL# 094K 19 294011004300**

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

**MONDAY, AUGUST 03, 2026 at 10:00 a.m.**

before the Mayor and Aldermen of the City of Vicksburg, in the Board Room

of the City Hall Annex Robert Walker Building, located at 1415 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  
two (2) 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 9<sup>th</sup> day of July, 2026



**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**



Jul 10, 2026 9:25:48 AM  
1416 Main Street  
Vicksburg  
Warren County  
Mississippi

1410 Main Street





# CITY of VICKSBURG

*Community Development Division*

*Jeff Richardson*  
Director

(601) 634-4528  
819 South Street

Fax ( 601) 619- 7885  
Vicksburg, MS 39181

---

---

July 09, 2026

**FRED GASKIN  
202 RHODES DR  
VICKSBURG, MS 39180**

**RE: 1410 MAIN ST  
PPIN # 018690  
PARCEL # 094K 19 294011004300**

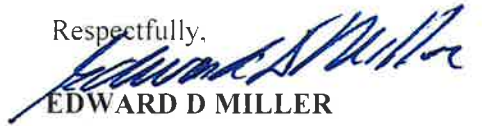
The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires removal of dilapidated or abandoned building/securing of dilapidated or abandoned building/cleaning and/or repair.

Please find enclosed a copy of the statutory notification that we are required to send regarding the cleanup, securing of your property and/or repair.

We will be happy to discuss this property with you if you have questions or need an extension of time to comply with the cleanup, securing of your property and/or repair.

Please contact this office at 601-801-3819 before the hearing date or deadline to discuss this matter.

Respectfully,

  
**EDWARD D MILLER**  
Chief of Code Enforcement  
Community Development Division

*Incorporated 1825*  
City Website: [www.vicksburg.org](http://www.vicksburg.org)



# CITY of VICKSBURG

*Community Development Division*

Jeff Richardson  
Director

(601) 634-4528  
819 South Street

Fax (601) 619-7885  
Vicksburg, MS 39181

---

---

July 09, 2026

**FRED GASKIN  
202 RHODES DR  
VICKSBURG, MS 39180**

**NOTICE**

***Property Identification Number***  
**018690**

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

**Parcel # 094K 19 294011004300**

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 and clean the entire property of overgrown weeds and grass**

**Remove all trash and debris from the entire property**

**Remove the dilapidated building**

Your hearing date is hereby scheduled for **Monday, August 03, 2026** 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) 801-3819. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,



Edward D Miller

Chief of Code Enforcement  
Community Development Division



# Land Roll Receipt Inquiry Link

## WARREN COUNTY, MS

Today's Date 7/ 2/2026

### Land Roll Receipt

Name GASKIN FRED

Address 202 RHODES DRIVE  
VICKSBURG MS 39180

Street Address 001410 MAIN ST

PPIN / Year 018690 / 2025

Parcel 094K 19 294011004300

Alternate Parcel 75J10KA19004300

Subdivision 1-2940

Block 11

Section/Township/Range 19/16/03

Tax District 0110

Judicial District 0

Deed Book/Page 1672 / 720

Qualified Class 1 N

Sold 8/26/2024 to ECLIPSE 17 LLC Not Redeemed

Sold 8/25/2025 to SDG INVESTMENTS LLC Not Redeemed

WARNING: Unpaid Taxes

| Land Values |                  |                  |                    |                    |             |                |            |                |
|-------------|------------------|------------------|--------------------|--------------------|-------------|----------------|------------|----------------|
| Class       | Cultivated Acres | Cultivated Value | Uncultivated Acres | Uncultivated Value | Total Acres | Improved Value | True Value | Assessed Value |
| 2           |                  | 10250            |                    |                    |             | 22960          | 33210      | 4982           |
| Total       |                  | 10250            |                    |                    |             | 22960          | 33210      | 4982           |

| County Tax     |            |                         |        |
|----------------|------------|-------------------------|--------|
|                | Base       | Rate                    | Tax    |
| Advalorem      | 4982       | 54.7500                 | 272.76 |
|                |            | <b>Total Due County</b> | 272.76 |
| Roll Page/Line | 02971 / 02 |                         |        |

| City Tax  |      |                       |        |
|-----------|------|-----------------------|--------|
|           | Base | Rate                  | Tax    |
| Advalorem | 4982 | 35.8800               | 178.75 |
|           |      | <b>Total Due City</b> | 178.75 |

| School Tax |      |                         |        |
|------------|------|-------------------------|--------|
|            | Base | Rate                    | Tax    |
| Advalorem  | 4982 | 64.9100                 | 323.38 |
|            |      | <b>Total Due School</b> | 323.38 |

Original Amount Due 774.89

| Payments        |  |
|-----------------|--|
| * No Payments * |  |

Total Amount Paid 0.00

Unpaid Balance 774.89

Prepared by:

Delores Hubbard  
P.O. Box 7121  
Round Rock, Texas 78683  
(737) 222-8806

Return to:

Fred Gaskin  
202 Rhodes Drive  
Vicksburg, Mississippi 39180  
(601) 218-4575

STATE OF MISSISSIPPI

COUNTY OF WARREN

**SPECIAL WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash in hand paid and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned,

Home Resolutions LLC  
Delores Hubbard, Manager  
P.O. Box 7121  
Round Rock, Texas 78683-7121  
(737) 222-8806

do hereby sell, convey, and warrant to

Fred Gaskin  
202 Rhodes Drive  
Vicksburg, Mississippi 39180  
(601) 218-4575

All of our rights, title and interest in and to property located, lying and situated in the City of Vicksburg, Warren County, Mississippi, and more particularly described as follows, to-wit:

INDEXING INSTRUCTIONS: Pt Lot 40 Square 11 Vicks Enlargement, Pt Lot 39 Square 11 Vicks Enlargement, and Pt Lot 181 Speed's Addition, identical of the records in the office of the Chancery Clerk of Warren County, Mississippi.



(See Exhibit "A" attached for Legal Descriptions)

WITNESS THE SIGNATURE of the undersigned on this the 4<sup>th</sup> day of February, 2022.

GRANTOR, HOME RESOLUTIONS, LLC

BY:

Delores Hubbard

DELORES HUBBARD, MANAGER

STATE OF TEXAS

COUNTY OF Willamson

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid the within named, DELORES HUBBARD, who acknowledged that she is the Manager of Home Resolutions, LLC and that she as such officer and for and on behalf of said corporation signed, sealed and delivered the above and foregoing instrument for the purposes recited on the date therein set forth all as and for the act and deed of said corporation, she being duly authorized so to do.

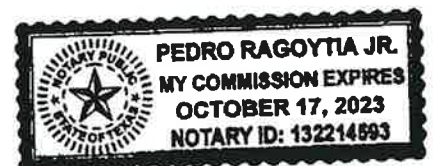
4<sup>th</sup> GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this day of February 2022.

Pedro Ragoytia Jr.  
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 17, 2023

(Notary Seal)

TITLE NOT EXAMINED



Part of Lot No. Forty (40), Square Eleven (11) of Vicks Enlargement to the City of Vicksburg, the plat of which is duly recorded in Deed Book "G", page 670 of the Record of Deeds in the Chancery Clerk's Office in Warren County, Mississippi, the said lot being more particularly described as follow, to-wit: Commencing at the Northeast corner of said Lot, running thence West, on the Southern line of Second East or Main Street, Fifty (50) Feet; thence South One Hundred and Forty-seven (147) Feet and Six (6) Inches; thence East Fifty (50) Feet; thence North One Hundred and Forty-seven (147) feet and Six (6) inches to the place of beginning.

**LESS AND EXCEPT:** That certain tract or parcel of land conveyed to George Smith and Janie Smith from Iris Weimar, Mildred Weimar, Carol Weimar and John W. Weimar as recorded in Deed Book 636 at Page 496 of the Warren County, State of Mississippi Land Records, more particularly described as follows:

Beginning at a point on the south line of Main Street, said point lying East, 100 feet, from the Northwest corner of said Lot 40, and running thence along the south line of said Main Street east, 22.2 feet; thence leaving the south line of said Main street, and run parallel with the west line of said Lot 40, south, 147.5 feet, to a point on the south line of said Lot 40; thence along the south line of said Lot 40, west 22.2 feet; thence leaving the south line of said Lot 40, and run parallel with the west line of said Lot 40, north, 147.5 feet to the point of beginning, and being house and lot 1408 Main St. in said city as surveyed Gee & Strickland, Inc., Engineers, on September 3, 1980.

**PARCEL TWO:**

Commencing at the Northwest corner of Lot Thirty-nine (39), Square Eleven (11), of Vick's Enlargement; thence East, along the Southern line of Main Street, Fifty-three and one-half (53-1/2) Feet to Henry Gram's Lot; thence South, along the Western line of said Gram's lot, One Hundred and Forty-seven and one-half (147-1/2) Feet to the South line of said Lot Thirty-nine. (39); thence West Fifty-three and one-half (53-1/2) Feet to the Southwest corner of said Lot Thirty-nine (39); thence North One Hundred and Forty-seven and one-half (147-1/2) Feet to the place of beginning; and being the same property conveyed to Seymour Bazsinsky by Celia Lowenthal by deed dated on the 19th day of April, 1907, of record in Book 113, page 2, of the Records of Deeds of said County.

**PARCEL THREE:**

That part of Lot 181 of the certain Survey in said City known as Speed's Addition, as shown by Plat, which is recorded in Book "ZZ" at page 600, of the Records of Deeds of said County; beginning at a point 75 feet south of the northwest corner of said Lot 181; and running thence South along the west line of said Lot 181, a distance of twenty-five (25) feet; thence East parallel with the north line of said lot, a distance of sixty (60) feet, to the East line of said Lot 181, thence North along the East line of said lot a distance of 25 feet, thence west on a line parallel with North line of said lot a distance of 60 feet to the Point of Beginning.



**PARCEL FOUR:**

That certain part of Lot One Hundred Eighty-One (181) of Speed's Addition to the City of Vicksburg, as shown by plat duly recorded in Book ZZ at page 600 of the Land Records of Warren County, Mississippi. Begin at the Northeast corner of said Lot 181, and running thence in a Westerly direction along the North line of said lot, which is also the South line of Bowmar Avenue, a distance of 26.0 feet to a fence which divides property being conveyed from western part of said lot; thence in a Southerly direction along the fence or a line parallel to the East line of said lot, a distance of 75.0 feet; thence in an Easterly direction a distance of 26.0 feet to a point on the East line of said lot; thence in a Northerly direction along the East line of said lot, to the point of beginning. This being the same property conveyed to Rosie Lee Branch Green by Carrie and Lester Lodge by deed dated the 6th day of August, 1956 and duly recorded in Deed Book 332 at page 475 of the land records of said Warren County, Mississippi.

\*\*\*\*\*FILED\*\*\*\*\*  
FEBRUARY 8 2022 11:27 AM  
Instrument 390998  
Book 1672 Page 720  
Warren County Mississippi  
Donna F. Hardy, Chancery Clerk



Delta Computer Systems, Inc.

21-19-H

# Property Appraisal Link

WARREN COUNTY, MS

Current Date 5/18/2026

Tax Year 2025

## APPRAISAL INQUIRY

PARCEL 094K 19 294011004300

ALT PARCEL NUMBER 75J10KA19004300

PPIN 018690

SKETCH 1 [VIEW 01](#) [Tax Map](#)

OWNER NAME

GASKIN FRED

OWNER ADDRESS

202 RHODES DRIVE  
VICKSBURG MS39180

PROPERTY ADDRESS

1410 MAIN ST

PROPERTY IS VACANT (Y/N) N

FIELD WORK BY JD DATE: 10/11/2023

CLASSED BY DATE: //

REVIEWED BY AMM DATE: 10/13/2023

REALTOR CODE

## LEGAL DESCRIPTION

- 1 LOTS: 39 PT & PT 40
- 2 PLAT BOOK 1- G PAGE- 876

Block 11 Section 19 Township 16 Range 03

Book 1672 Page 720 Type SWD Date 2/ 4/2022

Book 1502 Page 253 Type SW Date 10/22/2009

Book 1402 Page 97 Type SW Date 12/28/2005

Book 1390 Page 100 Type ST Date 9/ 2/2005

Book 1218 Page 791 Type Date 10/30/2000

## LOT INFORMATION

LOT CODE A LOT SIZE 82.5 X 147.5 LOT VALUE 10250

| CODE | FRONT FT | DEPTH | PRICE  | DEPTH TABLE | DEPTH % | ADJ. % | DESCRIPTION | ADJ PRICE | APPRAISED | CLASS |
|------|----------|-------|--------|-------------|---------|--------|-------------|-----------|-----------|-------|
| OVER | 82.00    | 148   | 125.00 | 9           | 1.00    | 1.00   |             | 125.00    | 10250     | 2     |

## ACRE INFORMATION

| ACRES TYPE              | QUAL | CLASS | PRICE | CODE | UNCULTIVATED CODE | PRICE | ADJ. % | DESCRIPTION | APPRAISED | MARKET |
|-------------------------|------|-------|-------|------|-------------------|-------|--------|-------------|-----------|--------|
| *** NO ACREAGE INFO *** |      |       |       |      |                   |       |        |             |           |        |

1410, 1412, 1414 A + B

ACREAGE VALUE OVERALL VALUE 10250

LAND USE CODE CLASS 1 1110 RESIDENTIAL

LAND USE CODE CLASS 2 1110 RESIDENTIAL

## BUILDING DESCRIPTIONS

| NUMBER | CODE | BUILDING DESCRIPTION             | VALUE | ELIGIBLE CLASS 1 |
|--------|------|----------------------------------|-------|------------------|
| 001    | 002  | DUPLEX                           | 19070 | N                |
| 002    | P03  | WOOD DECK.TREATED PINE WITH RAIL | 20    | N                |
| 003    | 001  | RESIDENCE                        | 3800  | N                |
| 004    | P03  | WOOD DECK.TREATED PINE WITH RAIL | 50    | N                |





# Property Link

## WARREN COUNTY, MS

Current Date 5/18/2026

**Tax Year 2025**  
Records Last Updated 5/17/2026

### PROPERTY DETAIL

**OWNER** GASKIN FRED  
202 RHODES DRIVE  
  
VICKSBURG MS 39180

**ACRES : \*\*NA\*\***  
**LAND VALUE : 10250**  
**IMPROVEMENTS : 22960**  
**TOTAL VALUE: 33210**  
**ASSESSED : 4982**

**PARCEL** 094K 19 294011004300  
**ADDRESS** 1410 MAIN ST

### TAX INFORMATION

| YEAR 2025    | TAX DUE       | PAID        | BALANCE                     |
|--------------|---------------|-------------|-----------------------------|
| COUNTY       | 272.76        | 0.00        | 276.85                      |
| CITY         | 178.75        | 0.00        | 181.43                      |
| SCHOOL       | 323.38        | 0.00        | 328.23                      |
| <b>TOTAL</b> | <b>774.89</b> | <b>0.00</b> | <b>786.51 1.50% Penalty</b> |

LAST PAYMENT DATE \*\*NA\*\*

### TAXES DELINQUENT PRIOR YEAR

### MISCELLANEOUS INFORMATION

|                            |  |                                  |
|----------------------------|--|----------------------------------|
| <b>EXEMPT CODE</b>         |  | <b>LEGAL LOTS:</b> 39 PT & PT 40 |
| <b>HOMESTEAD CODE</b> None |  | PLAT BOOK 1- G PAGE- 876         |
| <b>TAX DISTRICT</b> 0110   |  | VICKS ENLARGED                   |
| <b>PPIN</b> 018690         |  |                                  |
| <b>SECTION</b> 19          |  |                                  |
| <b>TOWNSHIP</b> 16         |  |                                  |
| <b>RANGE</b> 03            |  | B 1672 P 720 02/04/2022          |

**Book** 1672 **Page** 720

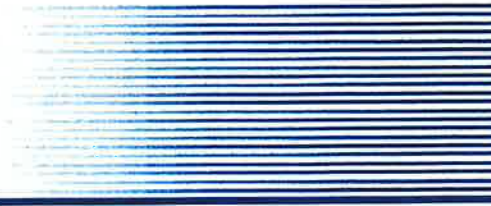
### PURCHASE COUNTY TAX SALE FILES

### TAX SALES HISTORY, FOR UNPAID TAXES

| <u>Year</u> | <u>Sold To</u>      | <u>Redeemed Date/By</u>            |
|-------------|---------------------|------------------------------------|
| 2024        | SDG INVESTMENTS LLC | NOT REDEEMED                       |
| 2023        | ECLIPSE 17 LLC      | NOT REDEEMED                       |
| 2022        | ECLIPSE 17 LLC      | 7/30/2025 FRED GASKIN              |
| 2021        | INTREPID GROUP LLC  | 7/18/2024 FRED GASKIN              |
| 2020        | INTREPID GROUP LLC  | 6/14/2023 FRED GASKIN              |
| 2018        | INTREPID GROUP LLC  | 9/12/2019 HOME RESOLUTIONS LLC AND |

[View Appraisal Record](#)

[Back](#)



# Property Appraisal Link

WARREN COUNTY, MS

Current Date 5/18/2026

## APPRAISAL INQUIRY

PARCEL 094K 19 294011004300

ALT PARCEL NUMBER 75J10KA19004300

PPIN 018690

SKETCH 1

OWNER NAME

GASKIN FRED

## SKETCH

```

( 3 ) + 1
WDDK ..... 3 2
: 3 :
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:61
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: ( 1 ) + 1
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: ..... 3 2 .....
: 6 OP . 3 :
: . . . . . 2 2 .....
1414 A & B MAIN 2 BW 1 X22

( 2 ) + 1
WDDK .....
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: 3 :
: 3 . . :60 ( 3 ) + 1 60:
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: ..... 1 6 .....
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1 4 1 0 MAIN

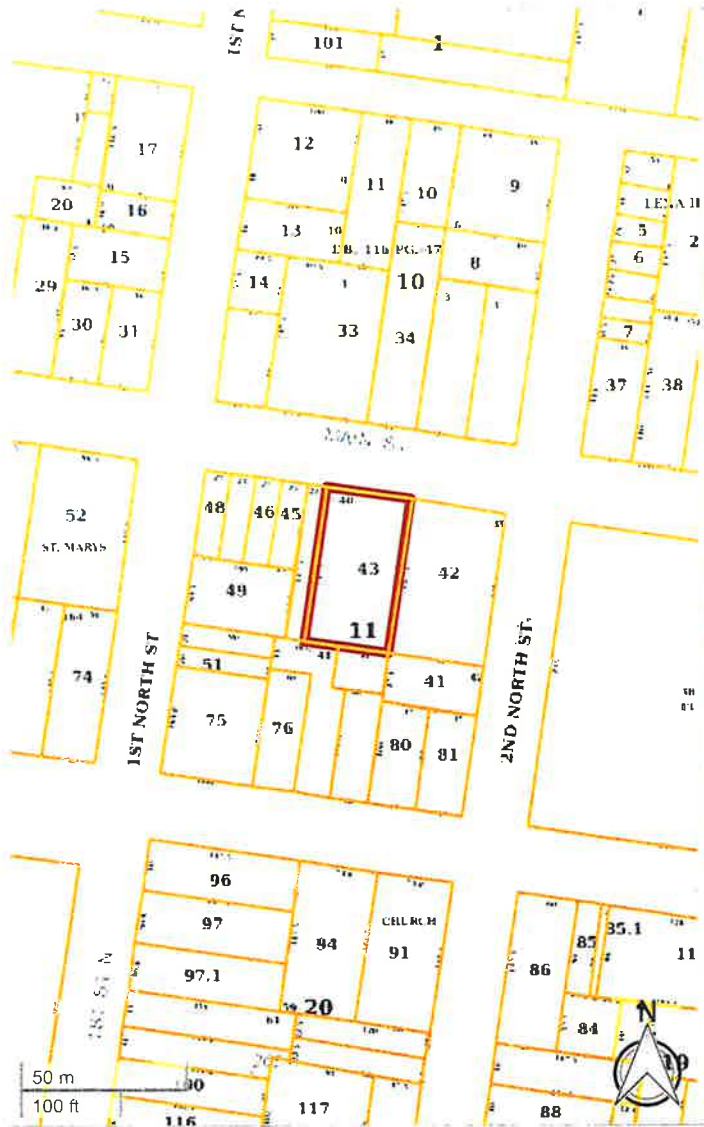
( 4 ) + 1
WDDK
: .....
:4 :
: . . 5 . . . . .

```

[View Tax Record](#)

[Back](#)





## Warren County, MS

Warren County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Warren County Land Records GIS and is maintained for the internal use of the County. The County of Warren and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Warren County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.



Warren County Tax Assessor  
1009 Cherry Street  
Vicksburg, Mississippi 39183  
(601) 638-6161

Date Printed: 5/18/2026

18690  
094K 19 294011004300  
GASKIN FRED  
202 RHODES DRIVE

VICKSBURG  
MS  
39180  
03  
16  
19  
110  
MAIN ST  
1410  
1672  
720  
LOTS: 39 PT & PT 40 PLAT BOOK 1- G PAGE- 876

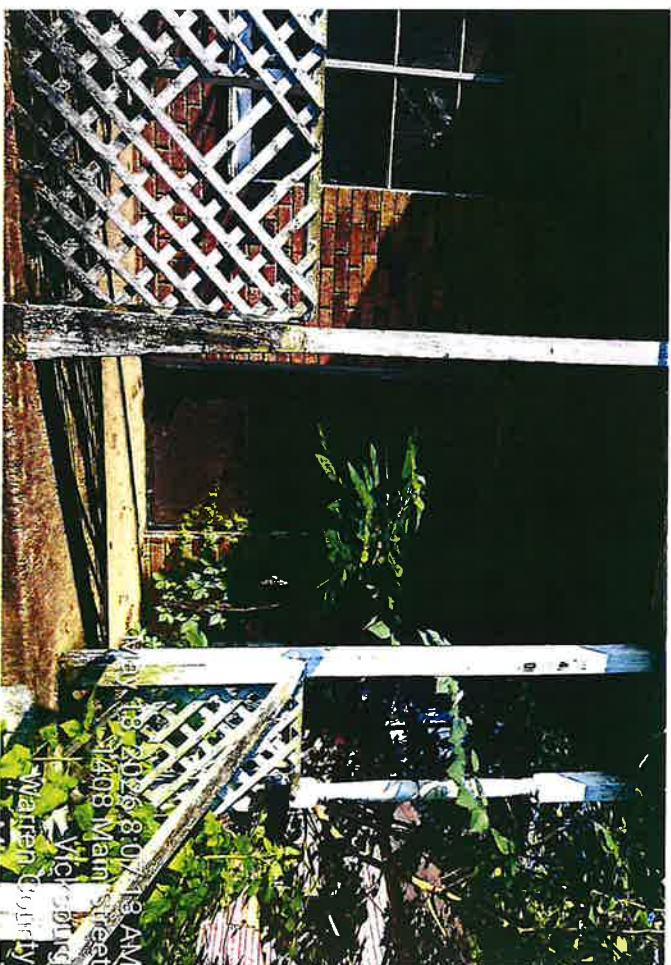




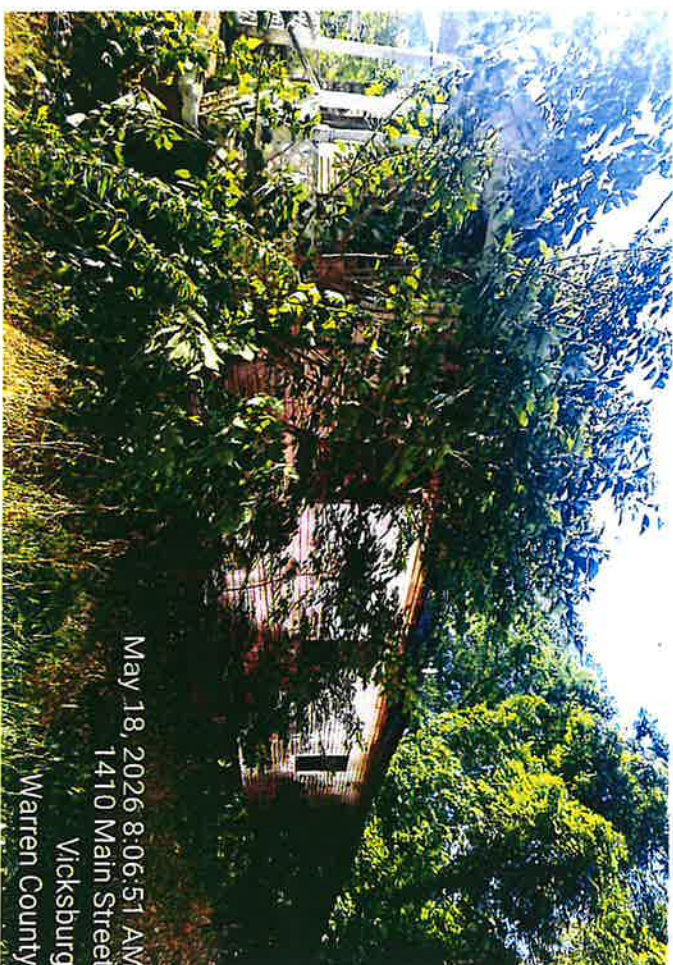
May 18, 2026 8:06:43 AM  
1410 Main Street  
Vicksburg  
Warren County



May 18, 2026 8:06:36 AM  
1410 Main Street  
Vicksburg  
Warren County

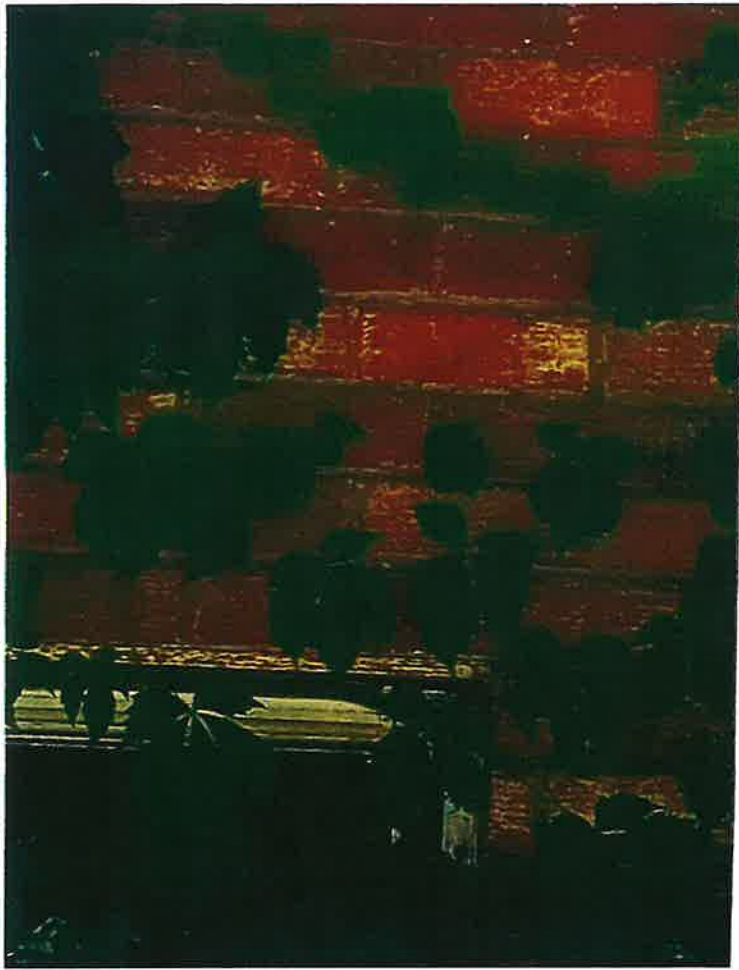


May 18, 2026 8:07:19 AM  
1408 Main Street  
Vicksburg  
Warren County



May 18, 2026 8:06:51 AM  
1410 Main Street  
Vicksburg  
Warren County









11  
4  
1  
0





# Notice

You are hereby notified regarding

**1410 Main St**

PPIN# **018490** PARCEL# **5024140**

That pursuant to Mississippi Code Annotated, Section 21-14-11, a hearing will be held on **7-9-26** at 10:00 a.m. before Mayor and Aldermen of the City of Vicksburg, in the Board Room of the City Hall located at 141 Main Street, Vicksburg, Mississippi, to determine if your property is in such a state of recklessness as to be a nuisance to the public health and safety of the community.

You are further notified that if the Mayor and Aldermen determine at this hearing that your property is in need of cleaning, that the City will proceed to clean the property. The City is further authorized by law for a period of time (1) year from the date of the above hearing to remove your property without further hearing, if notice is posted on property or parcel of land and at the Department of Community Development, 302 South Street, at least seven (7) days prior to the property or parcel of land being re-entered.

For Questions or Further Information,  
Please Call the City of Vicksburg  
Department of Community Development

**601-634-4528**

Jul 10, 2026 9:25:53 AM  
141 - Main Street  
Vicksburg  
Warren County  
Mississippi

1410