

NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING

2015 OAK STREET

PPIN #018348

Parcel #108C 22 2200 008000

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

MONDAY, DECEMBER 1st, 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 Robert M. 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

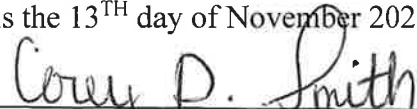
two (2) years from the date of the above hearing to re-enter your property without

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 13TH day of November 2025.



COMMUNITY DEVELOPMENT DIVISION
Property Maintenance /Code Enforcement Department

**For Questions or Further Information please call the
City of Vicksburg's Community Development Division,
601-801-3849**

DECEMBER 1ST, 2025



Notice
This is a notice of intent to demolish the property.
If you have any questions, please call the city of
601-634-4528

November 13, 2025 12:28 PM



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

November 13, 2025

BOLDEN MARY LEE ESTATE
C/O JOHN WALKER
349 CEDARS SCHOOL CIRCLE
VICKSBURG MS 39180

RE: 2015 OAK STREET
VICKSBURG, MS

PPIN - 018348
PARCEL - #108C 22 2200 008000

The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property is in need of removing all trash/debris/rubbish from around the entire property.

Please find enclosed a copy of the statutory notification that we are required to send regarding removing all trash/debris/rubbish from around the entire property.

We will be happy to discuss this property with you if you have questions or need an extension of time to comply with removing all trash/debris/rubbish from the entire property.

Please contact this office at 601.801.3849 prior to the hearing date or deadline to discuss this matter.

Sincerely,

A handwritten signature in black ink that reads "Corey D. Smith". The signature is written in a cursive, flowing style.

COREY D SMITH

Zoning Inspector
Code Enforcement Administrator
Community Development Division



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

November 13, 2025

NOTICE

BOLDEN MARY LEE ESTATE
C/O JOHN WALKER
349 CEDARS SCHOOL CIRCLE
VICKSBURG MS 39180

Property Identification Number
018348

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 2200 008000

2015 OAK STREET

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 ALL TRASH/DEBRIS/RUBBISH FROM AROUND THE ENTIRE PROPERTY

Your hearing date is hereby scheduled for Monday, **December 1st, 2025**, at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Robert M. 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 remove all trash/rubbish/debris from the herein described parcel, adjudicating the actual cost of removing all trash/rubbish/debris from 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 removing all trash/rubbish/debris from around the entire property, that the City shall proceed to remove all trash/rubbish/debris from around the entire property and the City is further authorized by law for a period to time of two (2) years as determined by state statute to re-enter your property without further hearing for the purpose of removing all trash/rubbish/debris 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 8AM-5PM weekdays. Our phone number is 601-801-3849. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

COREY D SMITH

Zoning Inspector
Code Enforcement Officer
Community Development Division

Land Roll Inquiry Link

WARREN COUNTY, MS

Today's Date 10/31/2025

Land Roll

Library LANDROLL 2025
Owner Name BOLDEN MARY LEE ESTATE
Owner Address C/O JOHN WALKER
 349 CEDARS SCHOOL CIR
 VICKSBURG, MS 39180
Parcel 108C 22 2200 008000
Alternate Parcel 75J11CA22008000
PPIN 018348
Judicial District 0
Tax District 0110
Subdivision 1-2200 PORTERFIELD
Section/Township/Range 22/16 /03
Street Address 002015 OAK ST

Values								
Class	Cultivated Acres	Cultivated Value	Uncultivated Acres	Uncultivated Value	Total Acres	Improved Value	True Value	Assessed Value
1								
2		3380				9220	12600	1890
Totals		3380				9220	12600	1890

Eligible for Class 1 (Y/N) N

Last Deed Book/Page 1688/ 194 2/ 1/2023

Current Building Value 00009220
Prior Building Value 00009220
Current Land Value 00003380
Prior Land Value 00003380
Land Use Code Class 1 1110
Land Use Code Class 2 1110


Legal Information

1 LOTS: 226 PT
 PLAT BOOK 1- GG PAGE- 17

Deed Book References

Book-Page Date Type
 1688- 194 2/ 1/2023 QCD
 1234- 576 5/14/2001
 934 - 1 12/ 4/1991
 370 - 321 11/13/1961

DOCUMENTS

<u>DESCRIPTION</u>	<u>NUMBER</u>	<u>PRICE</u>
	<u>OF</u> <u>PAGES</u>	
 QUIT CLAIM DEED	3	\$ 0.00

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[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

PREPARED BY AND RETURN TO:

Clyde E. Ellis, Esq., MSB#9352, Ellis and Ellis, 1212 Farmer Street, Vicksburg, MS 39183; Telephone: 601-638-0353

INDEXING INSTRUCTIONS:

Parcel 1: Pt. Lot 21, W.C. Smedes' Addn, Warren County, Mississippi

Parcel 2: Lot 226, Porterfield Survey, Warren County, Mississippi

QUITCLAIM DEED

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

JOHN WALKER
349 Cedars School Circle
VICKSBURG, MS 39181-0054
Home Tel: 601-529-8538
Work Tel: 601-529-8538

does hereby convey and quitclaim unto:

JOHN WALKER
349 Cedars School Circle
VICKSBURG, MS 39181-0054
Home Tel: 601-529-8538
Work Tel: 601-529-8538

JONESSA MARION WALKER
349 Cedars School Circle
VICKSBURG, MS 39181
Home Tel: 769-203-0588
Work Tel: 769-203-0588

as joint tenants with full rights of survivorship and not as tenants in common, that certain lots, tracts or parcels of land lying and being situate in the County of Warren, State of Mississippi, more particularly described as follows, to-wit:

PARCEL ONE: Beginning at the Northeast corner of Lot Number Twenty-One (21), of the W.C. Smedes' Addition to the City of Vicksburg, County of Warren, State of Mississippi, the plat of which addition is of record in Book "II" on Page 150 of the records of deeds of said

county; thence running in a Westerly direction along the Northern boundary line of said lot, One Hundred and Fifty (150) feet, more or less, to the Western boundary line of said lot; thence running in a Southerly direction along the Western boundary line of said lot, thirty (30) feet; thence running in an Easterly direction parallel with the said Northern boundary line of said Lot, One Hundred and Fifty (150) feet, more or less, to the Eastern boundary line of said Lot; thence running along the Eastern boundary line of said Lot in a Northern direction, Thirty (30) feet to the place of beginning, the above being the North Half of said Lot Number Twenty-one (21).

PARCEL TWO: That part of Lot 226 of the Porterfield Survey, a plat of which is in Deed Book GG, at Page 17 of the land records in the office of the Clerk of the Chancery Court of said county, beginning on the East side of Mulberry Street (or Oak Street) at a distance of 46.5 feet from the Northwest corner of said Lot 226 and thence Easterly, parallel with the North side of said Lot 226, a distance of 147.5 feet; thence Southerly, parallel with the East line of said Oak Street, a distance of 27.15 feet to the Southeast corner of said Lot 226; thence Westerly along the South line of said Lot 226 a distance of 147.5 feet to the Southwest corner of said Lot 226, on the East side of Oak Street; thence Northerly along the East line of Oak Street 27.15 feet to the point of beginning, and being the same property conveyed to Frank Johnson and Mary Johnson by Haseeb Abraham, by deed recorded in Deed Book 270 at Page 365 of the land records of said county.

The above lots, tracts or parcels of real property are the same properties conveyed as follows:

1. Quitclaim Deed executed by Ronald Bailey to John Walker and described as Parcel One dated June 17, 1996 and recorded in Book 1078 at Page 547 of the Land Records of Warren County, Mississippi. Further identified by the Warren County Tax Assessor as being all of parcel number 094W 22 2530 007300, PPIN 15479 and having a street address of 1912 Walnut Street, Vicksburg, Mississippi 39180.; and

2. Quitclaim Deed executed by Lee Thelma Whiten a/k/a LeThelma Whiten to John Walker dated May 14, 2001 and recorded in Book 1234 at Page 576 of the Land Records of Warren County, Mississippi. Further identified by the Warren County Tax Assessor as being all of parcel number 108C 22 2200 008000, PPIN 18348 and having a street address of 2015 Oak Street, Vicksburg, Mississippi 39180.

The Grantor acknowledges that the herein described real property does not constitute any part of his homestead property.

Ad valorem taxes for the current year have not been prorated and shall be the responsibility of the Grantee to pay when said taxes become due. All subsequent year's taxes shall be the responsibility of the Grantors.

WITNESS my signature this the 1 day of February, 2023.



JOHN WALKER

STATE OF MISSISSIPPI

COUNTY OF WARREN

*****FILED*****

FEBRUARY 3 2023 01:54 PM

Instrument 403170


Book 1688 Page 194

Warren County Mississippi

Dogna F. Hardy, Chancery Clerk

PERSONALLY appeared before me, the undersigned Notary Public in and for said County and State,
within my jurisdiction, the within named, **JOHN WALKER** who acknowledged that he signed and delivered
the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN under my hand and official seal of office this the 1 day of February, 2023.



NOTARY PUBLIC

MY COMMISSION EXPIRES



Notice

You are hereby notified regarding

2015 OAK ST.

PPIN# 018348

PARCEL# 104C 22 2200

008000

That pursuant to Mississippi Code Annotated, Section 21-19-11, a hearing will be held on Mon. Dec. 1, 2025 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 menace 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 reenter your property without further hearing, if notice is posted on property or parcel of land and at the Department of Community Development, 819 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's
Department of Community Development

601-634-4528