

NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING

100 MCAULEY DR

PPIN# 020791 PARCEL# 0953 21 9999 000100

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

THURSDAY, JUNE 25, 2026 at 10:00 a.m.

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

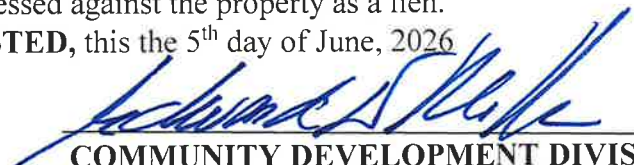
of the City Hall Annex Robert Walker Building, located at 1415 Walnut Street,
Vicksburg, MS,

to determine if your property is in such a state of uncleanliness 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 5th day of June, 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**



CITY of VICKSBURG
Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619- 7885
Vicksburg, MS 39181

June 05, 2026

**RIVER HILL INVESTMENT LLC
C/O MICHAEL A AKERS
BRANDON, MS 39043**

**RE: 100 MCAULEY DR
PPIN # 020791
PARCEL # 0953 21 9999 000100**

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



Jun 5, 2026 2:50:11 PM

Vicksburg
Warren County
Mississippi



Notice

You are hereby notified regarding

100 McAuley

PPIN# 020191

PARCEL# 0202191000

That pursuant to Mississippi Code Annotated, Section 21-19-11, a hearing will be held on 06/05/2026 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 re-enter 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

Jun 5, 2026 2:50:30 PM

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

June 05, 2026

**RIVER HILL INVESTMENTS LLC
C/O MICHEAL A AKERS
BRANDON, MS 39043**

NOTICE

Property Identification Number

020791

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 # 0953 21 9999 000100 100 McAuley Dr

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

Remove Dilapidated and/or abandoned buildings and dilapidated fences

Your hearing date is hereby scheduled for **June 25, 2026** 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 secure the dilapidated or abandoned building/remove the dilapidated or abandoned building/clean/demolish the herein described parcel, adjudicating the actual cost of cleaning or demolishing said property and assessing the actual cost, including 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/securing of abandoned or dilapidated building/removal of dilapidated or abandoned buildings/demolishing the property and the City is further authorized by law for a period of time as determined by state statute to re-enter your property without further hearing for the purpose of cleaning/removing the dilapidated or abandoned building/securing the dilapidated or abandoned building/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) 634-4528. 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/ 5/2026

Tax Year 2025

APPRAISAL INQUIRY

PARCEL 0953 21 9999 000100 **ALT PARCEL NUMBER** 75K10N021000100

PPIN 020791 **SKETCH** 1 [VIEW 01](#) [Tax Map](#)

OWNER NAME RIVER HILL INVESTMENTS LLC

OWNER ADDRESS C/O MICHAEL A AKERS
P O BOX 280
BRANDON MS390430280

PROPERTY ADDRESS 100 MCAULEY DR

PROPERTY IS VACANT (Y/N) N

FIELD WORK BY JD **DATE:** 9/30/2024

CLASSED BY **DATE:** //

REVIEWED BY AMM **DATE:** 10/ 3/2024

REALTOR CODE

LEGAL DESCRIPTION

1 PT NW 1/4 SW 1/4

Section 21 Township 16 Range 04

Book 1386 Page 492 Type SW Date 7/ 1/2005

Book 1380 Page 831 Type SW Date 6/ 9/2005

Book 1156 Page 264 Type Date 11/ 1/1998

Book 846 Page 194 Type Date 6/30/1988

LOT INFORMATION

LOT CODE A LOT SIZE LOT VALUE 405880

CODE	FRONT FT	DEPTH	PRICE	DEPTH TABLE	DEPTH %	ADJ. %	DESCRIPTION	ADJ PRICE	APPRAISED	CLASS
OVER	676468.00	.60	99	1.00	1.00			.60	405880	2

ACRE INFORMATION

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

*** NO ACREAGE INFO ***

ACREAGE VALUE **OVERALL VALUE** 405880

LAND USE CODE CLASS 1 6540 HOSPITALS.CONVALESCENT.I

LAND USE CODE CLASS 2 6540 HOSPITALS.CONVALESCENT.I

BUILDING DESCRIPTIONS

NUMBER	CODE	BUILDING DESCRIPTION	VALUE	ELIGIBLE CLASS 1
001	ZZZ	HOSPITAL	69890	N
002	ZZZ	HOSPITAL	69890	N
004	ZZZ	DRIVE & PARKING LOT	790	N

TOTAL PARCEL VALUE 546450



Property Link

WARREN COUNTY, MS

Current Date 6/ 5/2026

Tax Year 2025
Records Last Updated 6/ 4/2026

PROPERTY DETAIL		
OWNER	RIVER HILL INVESTMENTS LLC	ACRES : **NA**
	C/O MICHAEL A AKERS	LAND VALUE : 405880
	P O BOX 280	IMPROVEMENTS : 140570
	BRANDON MS 39043-0280	TOTAL VALUE: 546450
		ASSESSED : 81968

PARCEL 0953 21 9999 000100
ADDRESS 100 MCAULEY DR

TAX INFORMATION			
YEAR 2025	TAX DUE	PAID	BALANCE
COUNTY	4487.75	0.00	4577.51
CITY	33406.01	0.00	34074.13
SCHOOL	5320.54	0.00	5426.95
TOTAL	43214.30	0.00	44078.59 2.00% Penalty

LAST PAYMENT DATE **NA**

TAXES DELINQUENT PRIOR YEAR

MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL PT NW 1/4 SW 1/4
HOMESTEAD CODE	None	
TAX DISTRICT	0110	
PPIN	020791	
SECTION	21	
TOWNSHIP	16	B 1386 P 492 07/01/2005
RANGE	04	

Book 1386 Page 492

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	MS TL LLC TESCO CUSTODIAN	NOT REDEEMED
2021	MS TL LLC TESCO CUSTODIAN	NOT REDEEMED
2020	CLAY HILL FARMS	NOT REDEEMED
2019	INA GROUP, LLC	8/22/2022 RIVER HILL INVESTMENTS LLC
2018	ECLIPSE 17 LLC	8/19/2021 RIVER HILL INVESTMENTS LLC
2017	WOODMARK INVESTMENTS LLC	8/27/2020 OCTANE FUNDING LLC

[View Appraisal Record](#)



Property Appraisal Link

WARREN COUNTY, MS

Current Date 6/ 5/2026

APPRAISAL INQUIRY

PARCEL 0953 21 9999 000100

ALT PARCEL NUMBER 75K10N021000100

PPIN 020791

SKETCH 1

OWNER NAME

RIVER HILL INVESTMENTS LLC

SKETCH

MARIAN HILL

102 MCAULEY DR

PARKVIEW MEDICAL CENTER

(4) +1

DRIVE & PARKING LOT

\$ 82 8 60

[View Tax Record](#)

[Back](#)



Warren County, MS

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Parcel	20791
APN	0953 21 9999 000100
OWNER	RIVER HILL INVESTMENTS LLC
OWNER	C/O MICHAEL A AKERS
OWNER	P O BOX 280
OWNER	BRANDON
OWNER	MS
OWNER	390430280
OWNER	04
OWNER	16
OWNER	21
OWNER	110
OWNER	MCAULEY DR
OWNER	100
OWNER	1386
OWNER	492
OWNER	PT NW 1/4 SW 1/4



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

Date Printed: 6/5/2026