

NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING

915 DEWITT ST

PPIN# 017211 Parcel # 108J 34 1640A 011600

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

THURSDAY , APRIL 10th, 2025 at 10:00 a.m.

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

to determine if your property is in such a state of 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

one (1) year from the date of the above hearing to re-enter your property without

further hearing for the purpose of cleaning upon posting of this property.

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

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

SO ORDERED AND POSTED, this the March 26, 2025



COMMUNITY DEVELOPMENT DIVISION

Property Maintenance /Code Enforcement Department

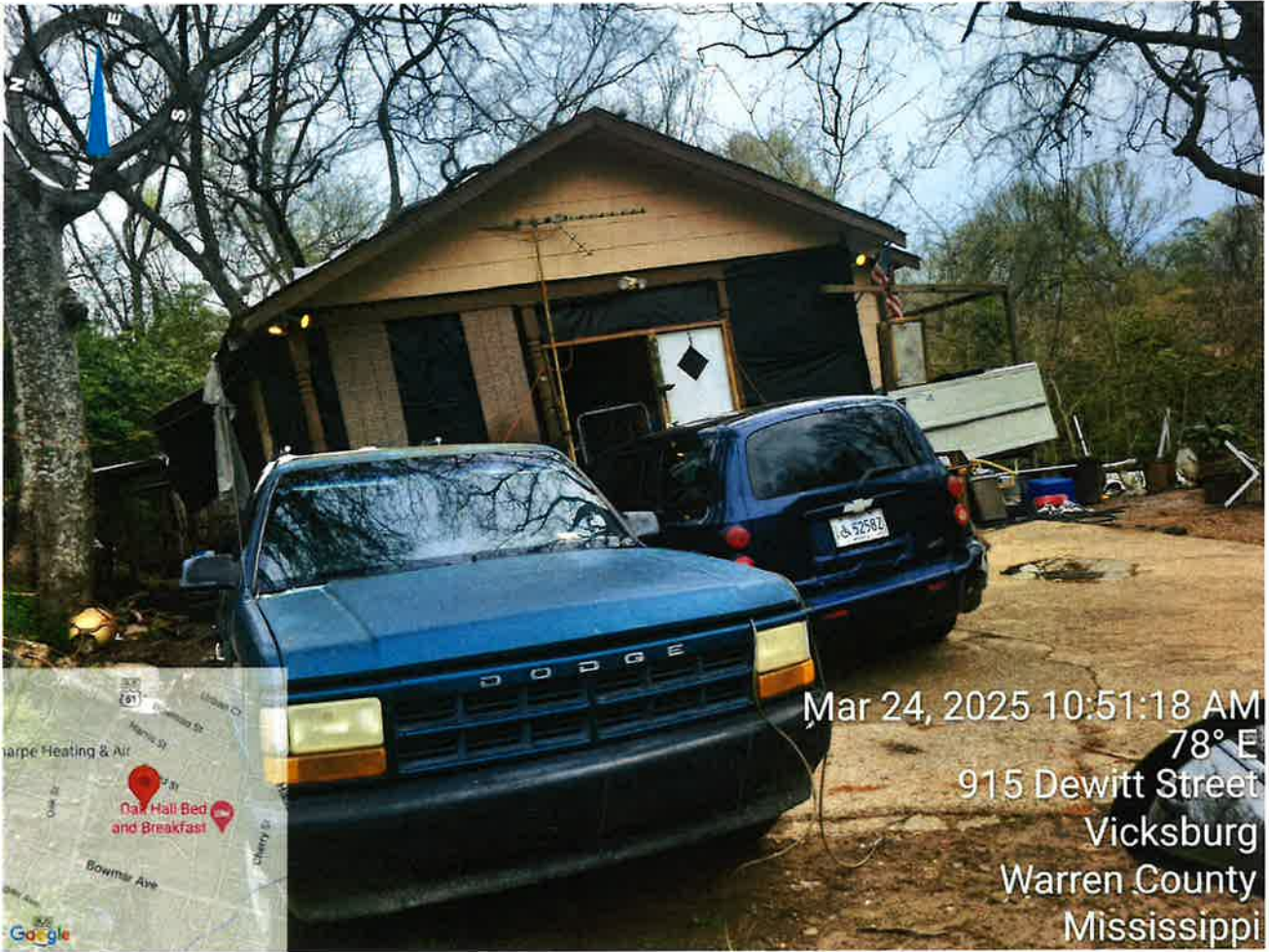
**For Questions or Further Information please call the
City of Vicksburg's Community Development Division,
601-634-4528**

APRIL 10TH, 2025

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CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Tuesday, March 25, 2025

**MARY CARMEN ESPINOZA DE PIERCE
915 DEWITT ST
VICKSBURG, MS 39180**

NOTICE

Property Identification Number
017211

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 # 108J 34 1640A 011600 915 DEWITT ST

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

- Remove all inoperable and unlicensed vehicles**
- Cut grass/weeds, remove trash & debris**

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

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

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

Respectfully,

A blue ink signature of Leroy Thomas, written in a cursive style.

LEROY THOMAS

Code Enforcement Administrator

Land Roll Inquiry Link

WARREN COUNTY, MS

Today's Date 3/25/2025

Land Roll

Library LANDROLL 2024
Owner Name ESPINOZA DE PIERCE MARY CARMEN
Owner Address 915 DEWITT ST
 VICKSBURG, MS 39180
Parcel 108J 34 1640A 011600
Alternate Parcel 75J11CD34011600
PPIN 017211
Judicial District 0
Tax District 0110
Subdivision 1-1640 LINWOOD - GROOMES SUB OF 6 & 9
Section/Township/Range 34/16 /03
Block A
Street Address 000915 DEWITT ST

Values								
Class	Cultivated Acres	Cultivated Value	Uncultivated Acres	Uncultivated Value	Total Acres	Improved Value	True Value	Assessed Value
1		8880				23890	32770	3277
2								
Totals		8880				23890	32770	3277

Eligible for Class 1 (Y/N) Y
Last Deed Book/Page 1620/ 242 5/21/2018

Current Building Value 00023890
Prior Building Value 00023890
Current Land Value 00008880
Prior Land Value 00008880
Land Use Code Class 1 1110
Land Use Code Class 2 1110

Legal Information

1 LOTS: 1 & PT 2
 PLAT BOOK 1- 116 PAGE- 91

Deed Book References

Book-Page Date Type
 1620- 242 5/21/2018 WD
 1520- 55 2/18/2011 QC
 1270- 206 5/28/2002 QC
 WBU - 290 10/ 1/1999
 894 - 28 5/10/1990

[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:
Lot 1 & Pt. Lot 2, Linwood-Groome's Re-Survey, Warren County, Mississippi

WARRANTY 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:

ROBERT J. ALVARADO, JR.
2125 Cherry Street
Vicksburg, MS 39180
(601) 661-0847 - Telephone Number

does hereby convey and warrant unto:

MARYCARMEN ESPINOZA de PIERCE
915 Dewitt St
Street Address
Vicksburg MS 39180
City State Zip
601-618-9901
Home Telephone Number
601-618-9901
Work Telephone Number

that certain lot, tract or parcel of land lying and being situate in the County of Warren, State of Mississippi, more particularly described as follows, to-wit:

Parts of Lots 1 and 2 of that certain survey known as Groome's Re-Survey of part of Square A of Linwood Survey as shown by plat of record in Deed Book 116, page 91, of the Warren County, Mississippi, Land Records, commencing at a point on the North side of Dewitt Street

40 feet West of the Southeast corner of Lot 3 of said Groome's Re-survey, and running thence West 67 feet, more or less, to the concrete wall running along the West boundary line of the property hereby conveyed run thence North along said concrete wall 120 feet, more or less, to a point; run thence East along a line parallel with De Witt Street 67 feet, more or less, to the West boundary line of the property of Mrs. Martha Zenfell; run thence South along said West line of said Zenfell property 120 feet, more or less, to the point of beginning and being the same property conveyed to Dave West by deed dated May 15, 1939 and recorded in Book 221, Page 228, of the aforesaid Land Records, Recorded in Deed Book 894 at Page 28.

The above described lot, tract or parcel of real property is the same property described as Parcel Two conveyed by Robert J. Alvarado, Jr. as Trustee of the Marion C. Alvarado Trust to Robert J. Alvarado, Jr. by virtue of that certain Quitclaim Deed dated February 18, 2011 and recorded in Book 1520 at Page 55 of the Land Records of Warren County, Mississippi.

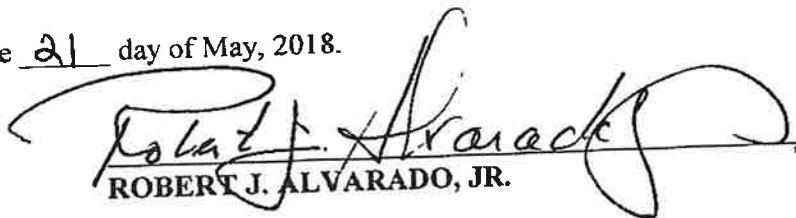
It is the intention to convey and is hereby conveyed, whether correctly described herein or not that property described as Parcel Two in Book 1520 at Page 55 of the Land Records of Warren County, Mississippi and further identified by the Warren County Tax Assessor as being all of parcel number 1085 34 1640A 011600, PPIN 17211 and having a street address of 915 Dewitt Street, Vicksburg, Mississippi 39180.

The warranty of this conveyance is subject to all oil, gas and mineral reservations, leases and royalty transfers or reservations of record affecting the above described property, however the Grantor herein does convey unto the Grantee herein all his rights, title and interest, if any, in said oil, gas and other minerals.

The warranty of this conveyance is subject to all applicable building restrictions, protective covenants, easements, roadways, servitudes, rights-of-way, exceptions, conveyances and leases of record or obvious on reasonable inspection, if any, affecting the above described property.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the Grantor and Grantee herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signatures this the 21 day of May, 2018.


ROBERT J. ALVARADO, JR.

STATE OF MISSISSIPPI

COUNTY OF WARREN

PERSONALLY appeared before me, the undersigned Notary Public in and for said County and State, within my jurisdiction, the within named **ROBERT J. ALVARADO, JR.**, 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 21 day of May, 2018.


NOTARY PUBLIC

MY COMMISSION EXPIRES:



*****FILED*****
MAY 25 2018 04:17 PM
Instrument 355638
Book 1620 Page 242
Warren County Mississippi
Donna F. Hardy, Chancery Clerk



Delta Computer Systems, Inc.

Property Appraisal Link

WARREN COUNTY, MS

Current Date 3/24/2025

Tax Year 2024

APPRAISAL INQUIRY

PARCEL 108J 34 1640A 011600	ALT PARCEL NUMBER 75J11CD34011600
PPIN 017211	SKETCH 1 VIEW 01 Tax Map
OWNER NAME	ESPINOZA DE PIERCE MARY CARMEN
OWNER ADDRESS	915 DEWITT ST VICKSBURG MS39180
PROPERTY ADDRESS	915 DEWITT ST
PROPERTY IS VACANT (Y/N) N	
FIELD WORK BY JD DATE: 2/ 8/2024	
CLASSED BY DATE: //	
REVIEWED BY AMM DATE: 2/15/2024	
REALTOR CODE	

LEGAL DESCRIPTION

1 LOTS: 1 & PT 2
 2 PLAT BOOK 1- 116 PAGE- 91
Block A Section 34 Township 16 Range 03
Book 1620 Page 242 Type WD Date 5/21/2018
Book 1520 Page 55 Type QC Date 2/18/2011
Book 1270 Page 206 Type QC Date 5/28/2002
Book WBU Page 290 Type Date 10/ 1/1999
Book 894 Page 28 Type Date 5/10/1990
Book 1060 Page 449 Type Date 11/ 6/1995

LOT INFORMATION

LOT CODE A **LOT SIZE** 67 X 120 **LOT VALUE** 8880

<u>CODE</u>	<u>FRONT FT</u>	<u>DEPTH</u>	<u>PRICE</u>	<u>DEPTH TABLE</u>	<u>DEPTH %</u>	<u>ADJ. %</u>	<u>DESCRIPTION</u>	<u>ADJ PRICE</u>	<u>APPRAISED</u>	<u>CLASS</u>
OVER	67.00	200	125.00	9	1.06	1.00		132.50	8880	1

ACRE INFORMATION

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

ACREAGE VALUE	OVERALL VALUE	8880
LAND USE CODE CLASS 1 1110 RESIDENTIAL		
LAND USE CODE CLASS 2 1110 RESIDENTIAL		

BUILDING DESCRIPTIONS

<u>NUMBER</u>	<u>CODE</u>	<u>BUILDING DESCRIPTION</u>	<u>VALUE</u>	<u>ELIGIBLE CLASS 1</u>
001	001	RESIDENCE	23020	Y
002	P03	WOOD DECK,TREATED PINE WITH RAIL	870	Y

TOTAL PARCEL VALUE 32770

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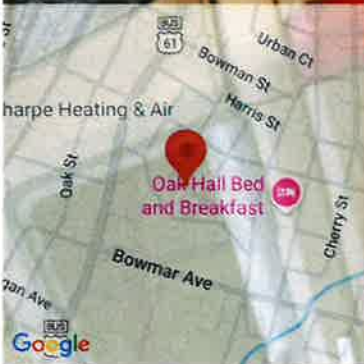
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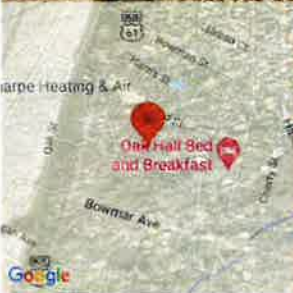


Mar 27, 2025 8:12:34 AM
 349° N
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 Vicksburg
 Warren County
 Mississippi

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