

NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING

416 FARMER ST

PPIN# 019092 Parcel # 094A 13 264011002900

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

MONDAY, MARCH 17TH, 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 25th of Feb, 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

MARCH 17, 2025

416 Farmer





CITY of VICKSBURG
Community Development Division

Director
Jeff Richardson

819 South Street
601) 634-4528

Vicksburg, MS 39181
Fax (601) 619-7885

Friday, February 21, 2025

PHILLIPS HENRY EARL SR ESTATE
416 FARMER ST
VICKSBURG, MS 39183

RE: 416 FARMER ST
VICKSBURG, MS 39183
PPIN # 019092
PARCEL# 094A 13 264011002900

The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires cutting/cleaning and/or repair.

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

Please contact this office at 601-634-4528 before the hearing date or deadline to discuss this matter.

Respectfully,



KYLE WASHINGTON
Zoning/ Code Enforcement Administrator



Delta Computer Systems, Inc.



Property Link

WARREN COUNTY, MS

Current Date **2/20/2025**

Tax Year 2024
Records Last Updated **2/20/2025**

PROPERTY DETAIL

OWNER PHILLIPS HENRY EARL SR ESTATE
416 FARMER ST

VICKSBURG MS 39183

ACRES : **NA**
LAND VALUE : 5480
IMPROVEMENTS : 28850
TOTAL VALUE: 34330
ASSESSED : 3433

PARCEL 094A 13 264011002900
ADDRESS 416 FARMER ST

TAX INFORMATION

YEAR 2024	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**

TAXES DELINQUENT PRIOR YEAR

MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL LOTS: C PT
HOMESTEAD CODE DIS		PLAT BOOK 1- 55 PAGE- 447
TAX DISTRICT 0110		SPRINGFIELD SHORT RE SQ. 11
PPIN 019092		
SECTION 13		
TOWNSHIP 16		
RANGE 03		B 1560 P 464 01/21/2014

Book 1560 **Page 464**

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
2023	GANESHA TAX INVESTMENTS LLC	NOT REDEEMED
2022	GANESHA TAX INVESTMENTS LLC	12/13/2024 NICOLE & DARIUS WYNN

[View Appraisal Record](#)

[Back](#)



Delta Computer Systems, Inc.

Property Appraisal Link

WARREN COUNTY, MS

Current Date 2/20/2025

Tax Year 2024

APPRAISAL INQUIRY

PARCEL 094A 13 264011002900	ALT PARCEL NUMBER 75J10GA13002900
PPIN 019092	SKETCH 1 VIEW 01 Tax Map
OWNER NAME	PHILLIPS HENRY EARL SR ESTATE
OWNER ADDRESS	416 FARMER ST VICKSBURG MS39183
PROPERTY ADDRESS	416 FARMER ST
PROPERTY IS VACANT (Y/N) N	
FIELD WORK BY JD DATE: 10/ 2/2023	
CLASSED BY DATE: //	
REVIEWED BY AMM DATE: 10/ 3/2023	
REALTOR CODE	

LEGAL DESCRIPTION

1	LOTS: C PT
2	PLAT BOOK 1- 55 PAGE- 447
Block 11 Section 13 Township 16 Range 03	
Book 1560 Page 464 Type QCD Date 1/21/2014	
Book 1560 Page 323 Type QCD Date 1/ 8/2014	
Book 1544 Page 556 Type QCD Date 12/21/2012	
Book 1530 Page 52 Type QC Date 10/17/2011	
Book 1526 Page 44 Type ST Date 7/27/2011	
Book 1078 Page 378 Type Date 6/13/1996	

LOT INFORMATION

LOT CODE A LOT SIZE 75 X 75 LOT VALUE 5480

CODE	FRONT FT	DEPTH	PRICE	DEPTH TABLE	DEPTH %	ADJ. %	DESCRIPTION	ADJ PRICE	APPRAISED	CLASS
OVER	75.00	75	100.00	9	.73	1.00		73.00	5480	1

ACRE INFORMATION

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

ACREAGE VALUE	OVERALL VALUE	5480
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>003</u>	001	RESIDENCE	28850	Y

TOTAL PARCEL VALUE 34330



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916 Farmer St

Feb 18, 2016 at 2:06:38 PM



Feb 18, 2016 at 2:06:37 PM



NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING
1705 GROVE ST

PPIN# 017616 Parcel # 094J 19 294017012300

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

MONDAY, MARCH 17TH, 2025 at 10:00 a.m

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

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

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

All costs incurred in this cleaning process shall either be assessed against the
owner as a civil debt or assessed against the property as a lien.
SO ORDERED AND POSTED, this the 25th of Feb, 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**

MARCH 17, 2025

Feb 28, 2025 at 4:06:17 PM



Feb 28, 2025 at 4:06:15 PM





CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Friday, February 21, 2025

BINGHAM GLADYS G
1609 GROVE ST
VICKSBURG, MS 39183

NOTICE

Property Identification Number
017616

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 # 094J 19 294017012300

1705 GROVE ST

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

- Remove dilapidated fencing
- Cut grass/weeds, remove trash & debris from property + abandoned materials
- Remove all inoperable, unlicensed, abandoned, and dismantled vehicles

Your hearing date is hereby scheduled for **Monday, MARCH 17, 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) 634-4528. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

KYLE WASHINGTON

Zoning/ Code Enforcement Administrator



CITY of VICKSBURG
Community Development Division

Director
Jeff Richardson

819 South Street
601) 634-4528

Vicksburg, MS 39181
Fax (601) 619-7885

Friday, February 21, 2025

BINGHAM GLADYS G
1609 GROVE ST
VICKSBURG, MS 39183

RE: 1705 GROVE ST
VICKSBURG, MS 39183
PPIN # 017616
PARCEL# 094J 19 294017012300

The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires cutting/cleaning and/or repair.

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

Please contact this office at 601-634-4528 before the hearing date or deadline to discuss this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "Kyle Washington".

KYLE WASHINGTON
Zoning/ Code Enforcement Administrator



Delta Computer Systems, Inc.



Property Link

WARREN COUNTY, MS

Current Date **2/21/2025**

Tax Year 2024
Records Last Updated **2/21/2025**

PROPERTY DETAIL

OWNER BINGHAM GLADYS G
1609 GROVE ST

VICKSBURG MS 39183-3051

ACRES : **NA**
LAND VALUE : 9770
IMPROVEMENTS : 13000
TOTAL VALUE: 22770
ASSESSED : 3416

PARCEL 094J 19 294017012300
ADDRESS 1705 GROVE ST

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	186.65	0.00	187.58
CITY	122.57	0.00	123.18
SCHOOL	214.80	0.00	215.87
TOTAL	524.02	0.00	526.63 .50% Penalty

LAST PAYMENT DATE **NA**

TAXES DELINQUENT PRIOR YEAR
MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL LOTS: 67 PT
HOMESTEAD CODE None		PLAT BOOK 1- G PAGE- 876
TAX DISTRICT 0110		VICKS ENLARGED
PPIN 017616		
SECTION 19		
TOWNSHIP 16		
RANGE 03		B 704 P 202 10/31/1983

Book 704 **Page 202**

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
2023	ECLIPSE 17 LLC	NOT REDEEMED
2022	EASTHAVEN VENTURES LLC	NOT REDEEMED
2021	CLAY HILL FARMS	NOT REDEEMED
2020	INTREPID GROUP LLC	8/29/2023 BINGHAM JOSEPH
2019	INTREPID GROUP LLC	8/ 5/2022 JOSEPH BINGHAM
2018	WOODMARK INVESTMENTS LLC	10/18/2019 BINGHAM JOSEPH JR
2017	INTREPID GROUP LLC	10/18/2019 BINGHAM JOSEPH JR

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Feb 12, 2025 at 2:23:39 PM

NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING
1702 JACKSON ST

PPIN# 023327 Parcel # 094J 19 294017010003

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

MONDAY, MARCH 17TH, 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 25th of Feb, 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**

MARCH 17,2025



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Friday, February 21, 2025

**MILTON WILLIE J ESTATE
1001 HOWARD ST
VICKSBURG, MS 39183**

NOTICE

Property Identification Number
023327

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 # 094J 19 294017010003

1702 JACKSON ST

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

- Remove dilapidated structure**
- Remove fallen tree**
- Remove all trash & debris from property**

Your hearing date is hereby scheduled for **Monday, MARCH 17, 2025** at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Robert Walker building, located at 1415 Walnut Street, Vicksburg, Mississippi. Said hearing is at the regular meeting of the Board of Mayor and Aldermen of Vicksburg, Mississippi, and you are hereby directed to appear, and show just cause why the City of Vicksburg, Mississippi should not proceed to clean/demolish the herein described parcel, adjudicating the actual cost of cleaning/demolishing said property and assessing the actual cost, including a 25% penalty as provided by law, as a civil debt against the property to be collected as provided by law for the sale of lands for delinquent municipal taxes.

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Respectfully,

KYLE WASHINGTON

Zoning/ Code Enforcement Administrator



CITY of VICKSBURG
Community Development Division

Director
Jeff Richardson

819 South Street
601) 634-4528

Vicksburg, MS 39181
Fax (601) 619-7885

Friday, February 21, 2025

MILTON WILLIE J ESTATE
1001 HOWARD ST
VICKSBURG, MS 39183

RE: 1702 JACKSON ST
VICKSBURG, MS 39183
PPIN # 023327
PARCEL# 094J 19 294017010003

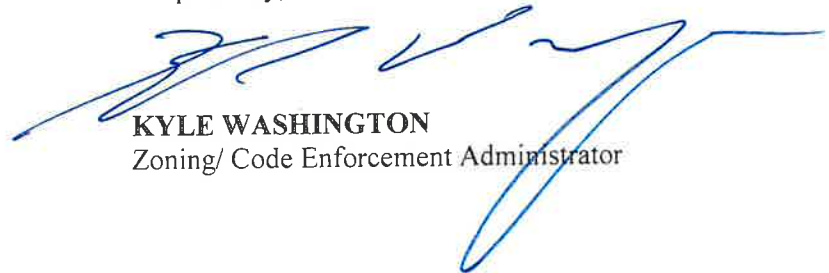
The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires cutting/cleaning and/or repair.

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

Please contact this office at 601-634-4528 before the hearing date or deadline to discuss this matter.

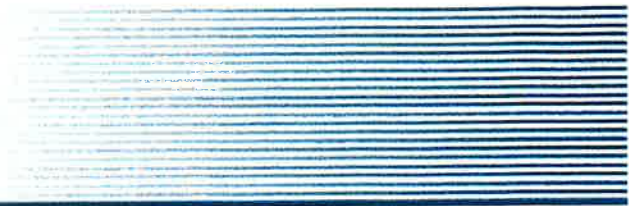
Respectfully,



KYLE WASHINGTON
Zoning/ Code Enforcement Administrator



Delta Computer Systems, Inc.



Property Appraisal Link

WARREN COUNTY, MS

Current Date 2/20/2025

Tax Year 2024

APPRAISAL INQUIRY

PARCEL 094J 19 294017010003	ALT PARCEL NUMBER 75J10JB19010003
PPIN 023327	SKETCH 1 VIEW 01 Tax Map
OWNER NAME	MILTON WILLIE J ESTATE
OWNER ADDRESS	1001 HOWARD ST VICKSBURG MS391830000
PROPERTY ADDRESS	1702 JACKSON 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: 54 PT
2	VICKS ENLARGED
Block 17 Section 19 Township 16 Range 03	
Book 1190 Page 656 Type Date 12/15/1999	

LOT INFORMATION

LOT CODE A **LOT SIZE** 66 X 90 **LOT VALUE** 6600

<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	66.00	90	125.00	9	.80	1.00		100.00	6600	1

ACRE INFORMATION

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

ACREAGE VALUE	OVERALL VALUE	6600
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>
002	001	RESIDENCE	3920	N

TOTAL PARCEL VALUE 10520



[View Tax](#)

1702 Jackson



Feb 18, 2025 at 2:15:52 PM



NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING
1706 JACKSON ST

PPIN# 023533 Parcel # 094J 19 294017010004

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

MONDAY, MARCH 17TH, 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.

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

All costs incurred in this cleaning process shall either be assessed against the
owner as a civil debt or assessed against the property as a lien.
SO ORDERED AND POSTED, this the 25th of Feb, 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**

MARCH 17,2025

1706 Jackson St





CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Friday, February 21, 2025

COLLINS CHERRIE C
1706 JACKSON ST
VICKSBURG, MS 39183

NOTICE

Property Identification Number
023533

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 # 094J 19 294017010004

1706 JACKSON ST

is in such a state of uncleanliness/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 from property

Your hearing date is hereby scheduled for **Monday, MARCH 17, 2025** at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Robert Walker building, located at 1415 Walnut Street, Vicksburg, Mississippi. Said hearing is at the regular meeting of the Board of Mayor and Aldermen of Vicksburg, Mississippi, and you are hereby directed to appear, and show just cause why the City of Vicksburg, Mississippi should not proceed to clean/demolish the herein described parcel, adjudicating the actual cost of cleaning/demolishing said property and assessing the actual cost, including a 25% penalty as provided by law, as a civil debt against the property to be collected as provided by law for the sale of lands for delinquent municipal taxes.

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If the corrections have been made prior to this letter or if you wish to discuss this property further PLEASE CONTACT OUR OFFICE. Our office hours are 8 a.m. to 5 p.m. weekdays. Our phone number is (601) 634-4528. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

KYLE WASHINGTON

Zoning/ Code Enforcement Administrator



CITY of VICKSBURG
Community Development Division

Director
Jeff Richardson

819 South Street
601) 634-4528

Vicksburg, MS 39181
Fax (601) 619-7885

Friday, February 21, 2025

COLLINS CHERRIE C
1706 JACKSON ST
VICKSBURG, MS 39183

RE: 1706 JACKSON ST
VICKSBURG, MS 39183
PPIN # 023533
PARCEL# 094J 19 294017010004

The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires cutting/cleaning and/or repair.

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

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Respectfully,



KYLE WASHINGTON
Zoning/ Code Enforcement Administrator



Property Link

WARREN COUNTY, MS

Current Date 2/20/2025

Tax Year 2024

Records Last Updated 2/20/2025

PROPERTY DETAIL

OWNER COLLINS CHERRIE C
1706 JACKSON ST

VICKSBURG MS 39183-2731

ACRES : **NA**
LAND VALUE : 4880
IMPROVEMENTS : 13780
TOTAL VALUE: 18660
ASSESSED : 1866

PARCEL 094J 19 294017010004
ADDRESS 1706 JACKSON ST

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	62.96	0.00	63.27
CITY	66.95	0.00	67.28
SCHOOL	78.33	0.00	78.72
TOTAL	208.24	0.00	209.27 .50% Penalty

[Pay Tax](#)

LAST PAYMENT DATE **NA**

MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL LOTS: 54 PT
HOMESTEAD CODE REG		VICKS ENLARGED
TAX DISTRICT 0110		VICKS ENLARGED
PPIN 023533		
SECTION 19		
TOWNSHIP 16		
RANGE 03		B 862 P 172 01/24/1989
Book 862	Page 172	

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year	Sold To	Redeemed Date/By
2022	LONG LAND INVESTMENTS INC	12/28/2023 MARKEITH BURKS
2016	ALLODIUM LLC	12/29/2017 COLLINS CHERRIE C

[View Appraisal Record](#)

[Back](#)

1706 Jackson

FRI JUN 20 2025 12:02 PM



FRI JUN 20 2025 2:16:02 PM



1706 Jackson

FEB 18, 2020 2:16:02 PM



FEB 18, 2020 4:17:03 PM



NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING
1708 JACKSON ST

PPIN# 017593 Parcel # 094J 19 294017010000

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

MONDAY, MARCH 17TH, 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.

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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**

MARCH 17,2025

1706 Jackson St

Feb 28, 2025 at 4:16:45 PM



Feb 28, 2025 at 4:16:56 PM





CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Friday, February 21, 2025

TYLER KATHY REE
1009 POLK ST
VICKSBURG, MS 39180

NOTICE

Property Identification Number
017593

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 # 094J 19 294017010000

1708 JACKSON ST

is in such a state of uncleanliness/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 from property

Your hearing date is hereby scheduled for **Monday, MARCH 17, 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) 634-4528. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

KYLE WASHINGTON

Zoning/ Code Enforcement Administrator





CITY of VICKSBURG
Community Development Division

Director
Jeff Richardson

819 South Street
601) 634-4528

Vicksburg, MS 39181
Fax (601) 619-7885

Friday, February 21, 2025

TYLER KATHY REE
1009 POLK ST
VICKSBURG, MS 39180

RE: 1708 JACKSON ST
VICKSBURG, MS 39183
PPIN # 017593
PARCEL# 094J 19 294017010000


The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires cutting/cleaning and/or repair.

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

Please contact this office at 601-634-4528 before the hearing date or deadline to discuss this matter.

Respectfully,



KYLE WASHINGTON
Zoning/ Code Enforcement Administrator



Delta Computer Systems, Inc.



Property Link

WARREN COUNTY, MS

Current Date 2/20/2025

Tax Year 2024

Records Last Updated 2/20/2025

PROPERTY DETAIL

OWNER TYLER KATHY REE
1009 POLK ST

VICKSBURG MS 39180-0000

ACRES : **NA**
LAND VALUE : 5250
IMPROVEMENTS : 28550
TOTAL VALUE: 33800
ASSESSED : 5071

PARCEL 094J 19 294017010000
ADDRESS 1708 JACKSON ST

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	277.08	0.00	278.47
CITY	181.95	0.00	182.86
SCHOOL	318.86	0.00	320.45
TOTAL	777.89	0.00	781.78 .50% Penalty

LAST PAYMENT DATE **NA**

TAXES DELINQUENT PRIOR YEAR

MISCELLANEOUS INFORMATION

EXEMPT CODE
HOMESTEAD CODE None
TAX DISTRICT 0110
PPIN 017593
SECTION 19
TOWNSHIP 16
RANGE 03

LEGAL LOTS: 54 PT
PLAT BOOK 1- G PAGE- 876
VICKS ENLARGED

B 1660 P 277 04/06/2021

Book 1660 Page 277

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year	Sold To	Redeemed Date/By
2023	GANESHA TAX INVESTMENTS LLC	NOT REDEEMED
2022	QUICKSILVER TAX FUNDING LLC	NOT REDEEMED
2021	FIG 20, LLC FBO SEC PTY	7/ 8/2024 KEAFUR WALLACE
2020	INTREPID GROUP LLC	8/ 1/2022 PERKINS TONYA

[View Appraisal Record](#)

[Back](#)

1708 Jackson



NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING
1412 MARTIN LUTHER KING BLVD

PPIN# 019415 Parcel # 094E 13 0990 009200

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

MONDAY, MARCH 17TH, 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 25th of Feb, 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**

MARCH 17,2025

1412 MLK

Feb 28, 2025 at 4:24:42 PM





CITY of VICKSBURG
Community Development Division

Director
Jeff Richardson

819 South Street
601) 634-4528

Vicksburg, MS 39181
Fax (601) 619-7885

Friday, February 21, 2025

QUALLS WILLIE & ANDERIANNA
1414 MARTIN LUTHER KING BLVD
VICKSBURG, MS 39183

RE: 1412 MARTIN LUTHER KING BLVD
VICKSBURG, MS 39183
PPIN # 019415
PARCEL# 094E 13 0990 009200

The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires cutting/cleaning and/or repair.

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

Please contact this office at 601-634-4528 before the hearing date or deadline to discuss this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "KYLE WASHINGTON".

KYLE WASHINGTON
Zoning/ Code Enforcement Administrator



Delta Computer Systems, Inc.



Property Link

WARREN COUNTY, MS

Current Date 2/20/2025

Tax Year 2024
Records Last Updated 2/20/2025

PROPERTY DETAIL

OWNER QUALLS WILLIE & ANDERIANNA
1414 MARTIN LUTHER KING BLVD

VICKSBURG MS 39183-0000

ACRES : **NA**
LAND VALUE : 4540
IMPROVEMENTS : **NA**
TOTAL VALUE: 4540
ASSESSED : 681

PARCEL 094E 13 0990 009200
ADDRESS 1412 MARTIN LUTHER KING BLVD

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	37.21	0.00	37.40
CITY	24.43	0.00	24.55
SCHOOL	42.82	0.00	43.03
TOTAL	104.46	0.00	104.98 .50% Penalty

LAST PAYMENT DATE **NA**

TAXES DELINQUENT PRIOR YEAR

MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL LOTS: 1 PT
HOMESTEAD CODE None		PLAT BOOK 1- 246 PAGE- 555
TAX DISTRICT 0110		GOODRICH & WILSON
PPIN 019415		
SECTION 13		
TOWNSHIP 16		
RANGE 03		B 1670 P 173 11/02/2021

Book 1670 Page 173

[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
2023	STATE OF MISSISSIPPI	NOT REDEEMED
2022	STATE OF MISSISSIPPI	NOT REDEEMED
2021	CLAY HILL FARMS	6/ 8/2023 ANDERIANNA QUALLS
2020	STATE OF MISSISSIPPI	2/24/2022 QUALLS ANDERIANNA C
2019	STATE OF MISSISSIPPI	2/24/2022 QUALLS ANDERIANNA C
2018	EASTHAVEN VENTURES LLC	11/ 2/2021 CONVEYANCE
2017	KALE FARMS	NOT REDEEMED

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[Back](#)

1412 MLK

Feb 12, 2015 at 18:48 PM



NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING
1004 FIFTH NORTH ST

PPIN# 017591 Parcel # 094J 19 294017009800

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

MONDAY, MARCH 17TH, 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 25th of Feb, 2025.

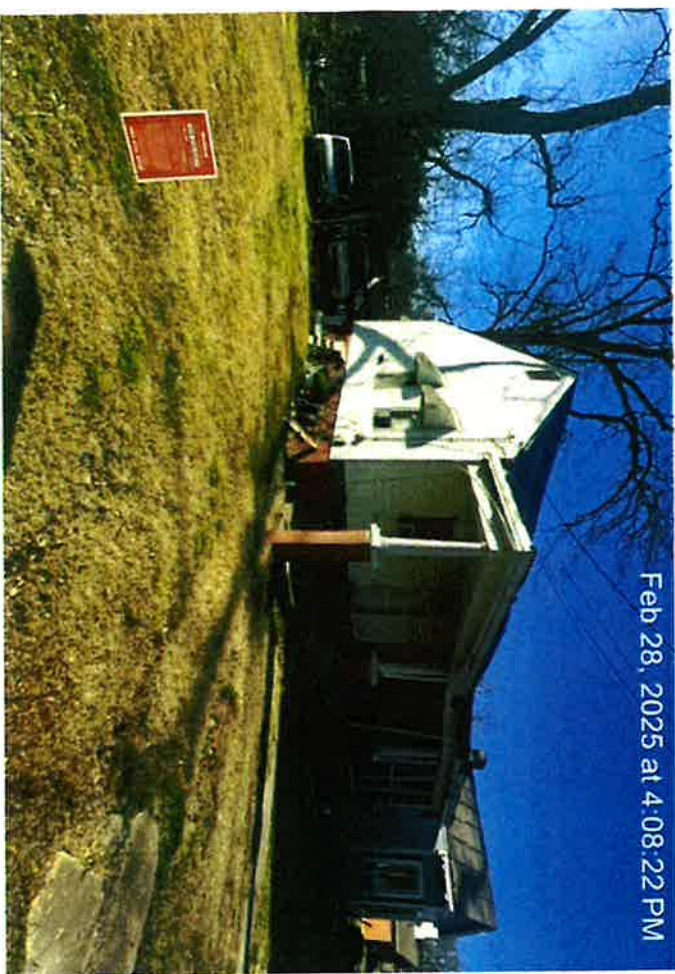

COMMUNITY DEVELOPMENT DIVISION
Property Maintenance /Code Enforcement Department

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

MARCH 17, 2025



Feb 28, 2025 at 4:08:18 PM



Feb 28, 2025 at 4:08:22 PM



Feb 28, 2025 at 4:08:23 PM



Jeff Richardson
Director

CITY of VICKSBURG
Community Development Division

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Friday, February 21, 2025

**HOUSTON EUGENE
1015 FOURTH NORTH ST
VICKSBURG, MS 39180**

**RE: 1004 5TH NORTH STREET
VICKSBURG, MS 39180
PPIN # 017591
PARCEL# 094J 19 294017009800**

The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires cutting/cleaning and/or repair.

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

Please contact this office at 601-634-4528 before the hearing date or deadline to discuss this matter.

Respectfully,

A handwritten signature in black ink, appearing to read "Kyle Washington".

KYLE WASHINGTON
Zoning/Code Enforcement Officer/Inspector



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Friday, February 21, 2025

HOUSTON EUGENE
1015 FOURTH NORTH ST
VICKSBURG, MS 39180

NOTICE

Property Identification Number

017591

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 # 094J 19 294017009800

1004 5TH NORTH ST

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

- Cut grass/weeds from entire property**
- Remove trash and debris from the entire property**
- Remove all inoperable, unlicensed, abandoned, and dismantle vehicles**
- Remove dilapidated structure**

Your hearing date is hereby scheduled for **Monday, March 17th, 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 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) 801-3813. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

KYLE WASHINGTON
Zoning/Code Enforcement Administrator



CITY of VICKSBURG
Community Development Division

Director
Jeff Richardson

819 South Street
601) 634-4528

Vicksburg, MS 39181
Fax (601) 619-7885

Friday, February 21, 2025

RICHARDSON MARGARET
1413 LANE ST
VICKSBURG, MS 39180

RE: 1004 FIFTH NORTH ST
VICKSBURG, MS 39183
PPIN # 017591
PARCEL# 094J 19 294017009800

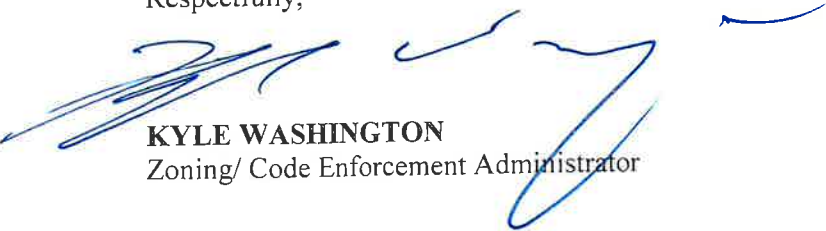
The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires cutting/cleaning and/or repair.

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

Please contact this office at 601-634-4528 before the hearing date or deadline to discuss this matter.

Respectfully,



KYLE WASHINGTON
Zoning/ Code Enforcement Administrator



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Friday, February 21, 2025

RICHARDSON MARGARET
1413 LANE ST
VICKSBURG, MS 39180

NOTICE

Property Identification Number
017591

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 # 094J 19 294017009800

1004 FIFTH NORTH ST

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

- Remove dilapidated structure
- Cut grass/weeds, remove trash & debris from property
- Remove all inoperable, unlicensed, abandoned, and dismantled vehicles

Your hearing date is hereby scheduled for **Monday, MARCH 17, 2025** at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Robert Walker building, located at 1415 Walnut Street, Vicksburg, Mississippi. Said hearing is at the regular meeting of the Board of Mayor and Aldermen of Vicksburg, Mississippi, and you are hereby directed to appear, and show just cause why the City of Vicksburg, Mississippi should not proceed to clean/demolish the herein described parcel, adjudicating the actual cost of cleaning/demolishing said property and assessing the actual cost, including a 25% penalty as provided by law, as a civil debt against the property to be collected as provided by law for the sale of lands for delinquent municipal taxes.

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If the corrections have been made prior to this letter or if you wish to discuss this property further PLEASE CONTACT OUR OFFICE. Our office hours are 8 a.m. to 5 p.m. weekdays. Our phone number is (601) 634-4528. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

KYLE WASHINGTON

Zoning/ Code Enforcement Administrator



Delta Computer Systems, Inc.

Property Link

WARREN COUNTY, MS

Current Date 3/ 3/2025

Tax Year 2024

Records Last Updated 3/ 2/2025

PROPERTY DETAIL

OWNER RICHARDSON MARGARET **ACRES** : **NA**
 1413 LANE ST **LAND VALUE** : 5630
 IMPROVEMENTS : 10830
 VICKSBURG MS 39180-0000 **TOTAL VALUE**: 16460
 ASSESSED : 2470

PARCEL 094J 19 294017009800
ADDRESS 1004 FIFTH NORTH ST

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	134.96	134.96	0.00
CITY	88.62	88.62	0.00
SCHOOL	155.31	155.31	0.00
TOTAL	378.89	378.89	0.00

LAST PAYMENT DATE 1 / 8 / 2025

MISCELLANEOUS INFORMATION

EXEMPT CODE **LEGAL LOTS**: 53 PT
HOMESTEAD CODE None PLAT BOOK 1- G PAGE- 876
TAX DISTRICT 0110 VICKS ENLARGED
PPIN 017591
SECTION 19
TOWNSHIP 16
RANGE 03 B 1476 P 846 03/21/2008

Book 1476 Page 846

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

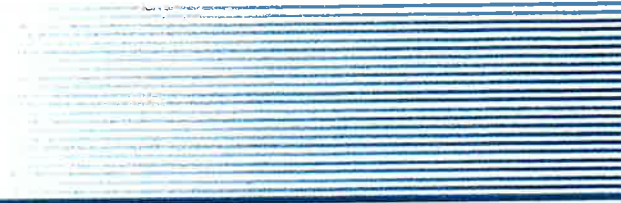
<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
NO TAX SALES FOUND		

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Delta Computer Systems, Inc.



Property Appraisal Link

WARREN COUNTY, MS

Current Date 3/ 3/2025

Tax Year 2024

APPRAISAL INQUIRY

PARCEL 094J 19 294017009800

ALT PARCEL NUMBER 75J10JB19009800

PPIN 017591

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

OWNER NAME

RICHARDSON MARGARET

OWNER ADDRESS

1413 LANE ST
VICKSBURG MS391800000

PROPERTY ADDRESS

1004 FIFTH NORTH 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: 53 PT
 - 2 PLAT BOOK 1- G PAGE- 876
- Block 17 Section 19 Township 16 Range 03**
Book 1476 Page 846 Type QC Date 3/21/2008
Book 1476 Page 845 Type QC Date 3/20/2008
Book 1470 Page 351 Type WD Date 9/28/2007
Book 660 Page 62 Type Date 12/ 4/1981

LOT INFORMATION

LOT CODE A LOT SIZE 45X147.5 LOT VALUE 5630

<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	45.00	148	125.00	9	1.00	1.00		125.00	5630	2

ACRE INFORMATION

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

ACREAGE VALUE OVERALL VALUE 5630

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>
<u>001</u>	001	RESIDENCE	10830	N

TOTAL PARCEL VALUE 16460



Delta Computer Systems, Inc.

Property Link

WARREN COUNTY, MS

Current Date **2/21/2025**

Tax Year 2024

Records Last Updated **2/21/2025**

PROPERTY DETAIL

OWNER RICHARDSON MARGARET **ACRES : **NA****
 1413 LANE ST **LAND VALUE : 5630**
IMPROVEMENTS : 10830
 VICKSBURG MS 39180-0000 **TOTAL VALUE: 16460**
ASSESSED : 2470

PARCEL 094J 19 294017009800
ADDRESS 1004 FIFTH NORTH ST

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	134.96	134.96	0.00
CITY	88.62	88.62	0.00
SCHOOL	155.31	155.31	0.00
TOTAL	378.89	378.89	0.00

LAST PAYMENT DATE 1 / 8 / 2025

MISCELLANEOUS INFORMATION

EXEMPT CODE **LEGAL LOTS:** 53 PT
HOMESTEAD CODE None **PLAT BOOK 1- G PAGE-** 876
TAX DISTRICT 0110 **VICKS ENLARGED**
PPIN 017591
SECTION 19
TOWNSHIP 16
RANGE 03 **B 1476 P 846 03/21/2008**

Book 1476

Page 846

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year Sold To Redeemed Date/By
****NO TAX SALES FOUND****

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NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING
1107 FOURTH NORTH ST

PPIN# 017595 Parcel # 094J 19 294017010200

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

MONDAY, MARCH 17TH, 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 25th of Feb, 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**

MARCH 17, 2025

1107 4th N.

Feb 28, 2025 at 4:20:27 PM



Feb 28, 2025 at 4:20:25 PM





CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Friday, February 21, 2025

**EUGENE HOUSTON
1015 FOURTH NORTH ST
PO BOX 821908
VICKSBURG, MS 39180**

NOTICE

Property Identification Number

017595

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 # 094J 19 294017010200

1107 FOURTH NORTH ST

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

-Remove dilapidated fencing

-Cut grass/weeds, remove trash & debris from property + abandoned materials

-Remove all inoperable, unlicensed, abandoned, and dismantled vehicles

Your hearing date is hereby scheduled for **Monday, MARCH 17, 2025** at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Robert Walker building, located at 1415 Walnut Street, Vicksburg, Mississippi. Said hearing is at the regular meeting of the Board of Mayor and Aldermen of Vicksburg, Mississippi, and you are hereby directed to appear, and show just cause why the City of Vicksburg, Mississippi should not proceed to clean/demolish the herein described parcel, adjudicating the actual cost of cleaning/demolishing said property and assessing the actual cost, including a 25% penalty as provided by law, as a civil debt against the property to be collected as provided by law for the sale of lands for delinquent municipal taxes.


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If the corrections have been made prior to this letter or if you wish to discuss this property further PLEASE CONTACT OUR OFFICE. Our office hours are 8 a.m. to 5 p.m. weekdays. Our phone number is (601) 634-4528. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

KYLE WASHINGTON

Zoning/ Code Enforcement Administrator





CITY of VICKSBURG
Community Development Division

Director
Jeff Richardson

819 South Street
601) 634-4528

Vicksburg, MS 39181
Fax (601) 619-7885

Friday, February 21, 2025

EUGENE HOUSTON
1015 FOURTH NORTH ST
PO BOX 821908
VICKSBURG, MS 39180

RE: 1107 FOURTH NORTH ST
VICKSBURG, MS 39183
PPIN # 017595
PARCEL# 094J 19 294017010200

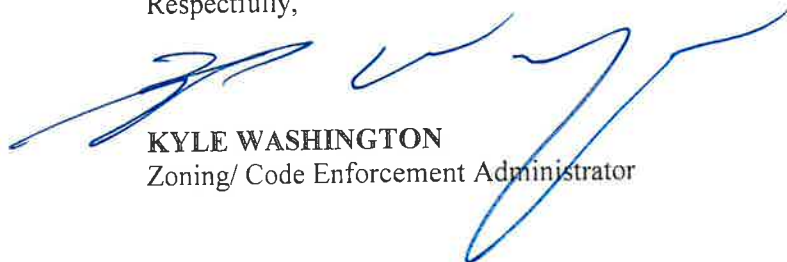
The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires cutting/cleaning and/or repair.

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

Please contact this office at 601-634-4528 before the hearing date or deadline to discuss this matter.

Respectfully,



KYLE WASHINGTON
Zoning/ Code Enforcement Administrator

Prepared by and Return to:

DARLENE R JACKSON
1126 Avenue A
Vicksburg, MS 39180
Telephone (601) 201-1289

INDEX: Block 17, Vicks Enlarged Sub, Warren County, MS

STATE OF MISSISSIPPI
COUNTY OF WARREN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash
In hand paid and other good and valuable consideration, the receipt and sufficiency of all of
which are hereby acknowledged, the undersigned,

Darlene R Jackson
1126 Avenue A
Vicksburg, MS 39180
601-201-1289

Grantor, does hereby remise, release, and forever quitclaim unto

Eugene Houston
1015 Fourth North St
PO Box 821908
Vicksburg, MS 39180
601-415-6247

Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common,
all of their right, title and interest in and to the following described real property situated in the
State of Mississippi, County of Warren, and being more particularly described as follows, to wit:

**SEE EXHIBITS "A" AND "B" ATTACHED HERE TO AND
INCORPORATED HEREIN BY REFERENCE**

This instrument was prepared without the benefit of a title or abstract report.

WITNESS MY SIGNATURE, this the 2 day of August, 2024

Darlene R Jackson
Darlene R Jackson

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 2nd day of August in the year 2024, within my jurisdiction, the within named Darlene R Jackson, who acknowledged that he/she executed the above and foregoing instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 2nd day of August 2024.

[Signature]
NOTARY PUBLIC



(SEAL)

PARCEL 5: That part of Lot Sixty-seven (67), in Square Seventeen (17) of that certain Survey known as Vicks Enlargement, a Plat of which is duly recorded in Deed Book "G", at Page 670 of the Land Records of said County and State, and bounded as follows: Beginning at a point in the West Line of said Lot Sixty-seven (67) on the East Side of Fourth North Street, which is Seventy-five (75) feet North of the Southwest Corner of said Square Seventeen (17); thence in a Northerly direction along the West Line of said Lot Sixty-seven (67), thirty eight and one-half (38 1/2) feet; thence in an Easterly direction at right angle to said West Line, Fifty-five (55) feet to a point; thence Southerly parallel with said West Line of said Lot Sixty-seven (67), thirty-eight (38 1/2) feet; thence in a Westerly direction Fifty-five (55) feet to the point of beginning; and being the same land and real property described in that certain deed from Jake Brickell and Hattie Brickell, dated May 6th 1946, recorded to Robert E. Brickell and his wife Maybee Brickell, in Deed Book 254, at Page 339 of Land Deed Records of said County and State, reference to which is here made, together with all improvements, easements and appurtenances thereupon situate or thereunto appertaining.

EXHIBIT A

FORFEITED TAX LAND PATENT

State of Mississippi

PURSUANT to Mississippi Code Annotated §29-1-1(1972 as amended), providing for the sale of Forfeited Tax Lands of the State of Mississippi, and

As said lands are now held by the State and the potentee hereinafter named has complied with all the requirements of the law in such cases made and provided:

The State of Mississippi, in consideration of the premises and the sum of \$742.50, being the amount required to purchase said lands, does hereby grant and convey to:

Darlene R Jackson

*****FILED*****
MAY 31 2017 03:43 PM
Instrument 346261
Book 1806 Page 468
Warren County Mississippi
Donna F. Hardy, Chancery Clerk

the following described land, to-wit:

LOTS: 67 PT W 1/2 PLAT BOOK 1- G PAGE- 876 VICKS ENLARGED
Section 19, Township 16, Range 3
Parcel No.: 094J 19 294017010200 PPIN: 17595
Warren County, Mississippi

This the 22nd day of May, 2017



Phil Bryant
Phil Bryant
GOVERNOR

C. Delbert Hosemann, Jr.
C. Delbert Hosemann, Jr. *Ryw*
SECRETARY OF STATE

Grantor and Prepared by:
State of Mississippi
Post Office Box 116
Jackson, MS 39205
Tele: (601) 359-5156

Grantee(s):
Darlene R Jackson
1126 Ave A
Vicksburg, MS 39180
(601) 201-1289

*****FILED*****
AUGUST 2 2024 10:13 AM
Instrument 415845
Book 1706 Page 639
Warren County Mississippi
Beverly Johnson, Chancery Clerk

Exhibit B