



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

Tuesday, February 27, 2024

ANTHONY CHIPLIN
P O BOX 820016
VICKSBURG, MS 39182

NOTICE
Property Identification Number
015190

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 # 108H 34 9999 006400 2624 WASHINGTON 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.

- Replace broken window in front of building**
- Remove all rubbish and debris from right side of building**

Your hearing date is hereby scheduled for **Monday, March 25, 2024** 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,

LEROY THOMAS
Code Enforcement Administrator



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

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819 South Street

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Respectfully,

LEROY THOMAS
Code Enforcement Administrator



CITY of VICKSBURG

Community Development Division

Code Enforcement Department / Building Code Enforcement

Housing Department / Planning & Zoning / Historic Preservation

Jeff Richardson

Director

(601) 634-4528

819 South Street

Fax (601) 619-7885

Vicksburg, MS 39181

NOTICE OF VIOLATION

DATE: JANUARY 11, 2024

| | | | | |
|-----------------------|--------------------|-----------|----------|-------------|
| DEFENDANT'S NAME | (Last) | (First) | (Middle) | |
| | CHIPLIN | ANTHONY | | |
| DEFENDANT'S ADDRESS | (Street) | (City) | (State) | (Zip Code) |
| | P O BOX 820016 | VICKSBURG | MS | 39182 |
| LOCATION OF VIOLATION | (Street) | (City) | (State) | PPIN NUMBER |
| | 2624 WASHINGTON ST | VICKSBURG | MS | 015190 |

IN THE CITY OF VICKSBURG, WARREN COUNTY, MISSISSIPPI THE OFFICIAL HEREIN, DOES SAY HE/SHE HAS PROBABLE CAUSE TO BELIEVE, AND DOES BELIEVE THAT AT THE ABOVE LOCATION, TIME AND DATE, THE ABOVE NAMED INDIVIDUAL(S) IS/ARE IN VIOLATION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) OR BELOW DESCRIBED ORDINANCE(S) OF THE CITY OF VICKSBURG, BY MAINTAINING OR ALLOWING THE FOLLOWING CONDITIONS ON THE ABOVE PREMISES:

☐ Unsafe Structure and Equipment (Sec.108)

☒ Building Code Violation (Sec. 304)

☒ Responsibility (301.2)

☒ Debris, Rubbish, Garbage or Trash Violation
(Sec. 308.1)

☐ Vacant land/structures (Sec. 301.3)

☐ Fire Code Violation (Sec. 701)

☐ Health or Sanitation Violation (Sec. 302.1)

☐ Landscaping Rules and Regulations Violation

☐ Overgrown grass/weeds (Sec. 302.4)

☐ Other

☐ Abandoned or Junked Vehicles or Equipment Violation
(Sec. 302.8)

VIOLATION AND SPECIFIC CODE SECTION:

SECTION 301 GENERAL

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* which are not in a

sanitary and safe condition and which do not comply with the requirements of this chapter.

Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit, rooming unit, housekeeping unit* or *premises* which they occupy and control.

-The owner must maintain the property.

SECTION 304 EXTERIOR STRUCTURE

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

-Please repair all windows around entire property.

SECTION 308 RUBBISH AND GARBAGE

308.1 Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

-Please remove all trash and debris away from the right side of the building.

BE ADVISED THAT THIS NOTICE REQUIRES THAT THE CONDITION DESCRIBED ABOVE MUST BE REMOVED OR ABATED WITHIN THIRTY (30) CALENDAR DAYS OF THE DATE OF THIS NOTICE. FAILURE TO TAKE ACTION UPON THIS NOTICE WILL RESULT IN THE ISSUANCE OF A SUMMONS TO APPEAR IN MUNICIPAL COURT.

Please be aware that the owner/occupant has the right to appeal this decision of the Building & Inspection Department and has **thirty (30) days** after the day the decision or order was served to file the appeal with the City Clerk. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provision of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. Should you have any questions regarding this matter, please do not hesitate to call me at 601-634-4528.

THE BELOW SIGNED OFFICIAL STATES THAT THE DEFENDANT HAS BEEN SERVED BY CERTIFIED MAIL WITH HIS/HER COPY OF THIS NOTICE OF WARNING ON THIS THE 9TH DAY OF JANUARY, 2024.

Respectfully,



LEROY THOMAS

Code Enforcement Administrator
Community Development Division



Delta Computer Systems, Inc.

Property Appraisal Link

WARREN COUNTY, MS

Current Date 12/6/2023

Tax Year 2023

APPRAISAL INQUIRY

PARCEL 108H 34 9999 006400

ALT PARCEL NUMBER 75J11CC34006400

PPIN 015190

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

OWNER NAME

CHIPLIN ANTHONY

OWNER ADDRESS

P O BOX 820016

VICKSBURG MS391820016

PROPERTY ADDRESS

2624 WASHINGTON ST

PROPERTY IS VACANT (Y/N) N

FIELD WORK BY LA DATE: 1/8/2020

CLASSSED BY LA DATE: 1/8/2020

REVIEWED BY AMM DATE: 3/31/2020

REALTOR CODE

LEGAL DESCRIPTION

1

PT S 1/2

Section 34 Township 16 Range 03

Book 1186 Page 390 Type Date 10/20/1999

LOT INFORMATION

LOT CODE A LOT SIZE 99 X 189 S LOT VALUE 29090

| CODE | FRONT FT | DEPTH | PRICE | DEPTH TABLE | DEPTH % | ADJ. % | DESCRIPTION | ADJ PRICE | APPRAISED | CLASS |
|------|----------|-------|--------|-------------|---------|--------|-------------|-----------|-----------|-------|
| OVER | 58.00 | 100 | 100.00 | 9 | .84 | .80 | | 67.20 | 3900 | 2 |
| OVER | 99.00 | 189 | 300.00 | 9 | 1.06 | .80 | | 254.40 | 25190 | 2 |

ACRE INFORMATION

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

ACREAGE VALUE

OVERALL VALUE

29090

LAND USE CODE CLASS 1 6300 BUSINESS SERVICES
LAND USE CODE CLASS 2 6230 BEAUTY SERVICES AND BARB

BUILDING DESCRIPTIONS

| <u>NUMBER</u> | <u>CODE</u> | <u>BUILDING DESCRIPTION</u> | <u>VALUE</u> | <u>ELIGIBLE CLASS 1</u> |
|---------------------|-------------|-----------------------------|--------------|-------------------------|
| 001 | 026 | STORE | 38750 | N |

TOTAL PARCEL VALUE 67840




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Warren County Mississippi


 Powered by:
Delta Computer Systems, Inc.

Land Roll Inquiry Link

WARREN COUNTY, MS

Today's Date 3/ 5/2024

Land Roll

Library LANDROLL 2023
Owner Name CHIPLIN ANTHONY
Owner Address P O BOX 820016
 VICKSBURG, MS 391820016
Parcel 108H 34 9999 006400
Alternate Parcel 75J11CC34006400
PPIN 015190
Judicial District 0
Tax District 0110
Subdivision 1-9999
Section/Township/Range 34/ 16/03
Street Address 002624 WASHINGTON ST

| Values | | | | | | | | |
|---------------|------------------|------------------|--------------------|--------------------|-------------|----------------|------------|----------------|
| Class | Cultivated Acres | Cultivated Value | Uncultivated Acres | Uncultivated Value | Total Acres | Improved Value | True Value | Assessed Value |
| 1 | | | | | | | | |
| 2 | | 29090 | | | | 38750 | 67840 | 10177 |
| Totals | | 29090 | | | | 38750 | 67840 | 10177 |

Eligible for Class 1 (Y/N) N

Last Deed Book/Page 1186/390 10/20/1999

Current Building Value 00038750

Prior Building Value 00038750

Current Land Value 00029090

Prior Land Value 00029090

Land Use Code Class 1 6300

Land Use Code Class 2 6230

Legal Information

1 PT S 1/2

Deed Book References

Book-Page Date Type

1186- 390 10/20/1999

DOCUMENTS

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

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

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WARRANTY DEED

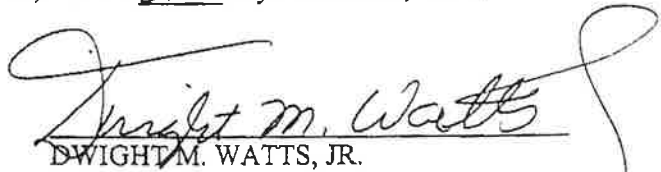
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash paid in hand, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, DWIGHT M. WATTS, JR. and HUGH A BRENT, III, do hereby sell, convey and warrant unto ANTHONY CHIPLIN, that certain lot, tract or parcel of land lying and being situate in Warren County, Mississippi being more particularly described as follows, to-wit:

Beginning at a point on the West line of Washington Street a distance of 100 feet North of the Northwest corner of the intersection of Bowmar Avenue and Washington Street, said point of beginning being also the Northeast corner of the Whitehead tract as shown of record by instrument dated April 2, 1991, and recorded in Deed Book 916 at Page 153 of the Land Records in the Chancery Clerk's office of Warren County, Mississippi; thence in a Northerly direction along the West line of Washington Street a distance of 99 feet more or less to the Southeast corner of the lot conveyed to Nelson Variety Store, Inc., as shown of record in Deed Book 331 at Page 220 of said Land Records; thence in a Westerly direction along the south line of said Nelson Variety Store, Inc. lot a distance of 165 feet more or less to the East line of Bowmar Avenue Addition; thence in Southerly direction along said East line of Bowmar Avenue Addition a distance of 200 feet more or less to the North line of Bowmar Avenue; thence in an Easterly direction along the North line of Bowmar Avenue a distance of 58 feet more or less to the Southwest corner of said Whitehead tract; thence in a Northerly direction along the West line of said Whitehead tract 100 feet more or less to the Northwest corner thereof; thence in an Easterly direction along the North line of said Whitehead tract 150 feet more or less to the point of beginning, all lying and being situate in Section 34, township 16, Range 3 East.

To aid in the description of the subject property, a plat of same is attached to the Deed recorded in Book 986 at Page 267 of the aforesaid Land Records.

The warrant of this conveyance is subject to that certain easement 18 feet in width along the Western boundary of the above described property as shown by Deed from S. R. Hughes et al to Lee Roy Wells recorded in Book 272 at Page 45 of the Land Records of Warren County

WITNESS the signature of the undersigned, this the 20th day of October, 1999.


DWIGHT M. WATTS, JR.


HUGH A. BRENT, III

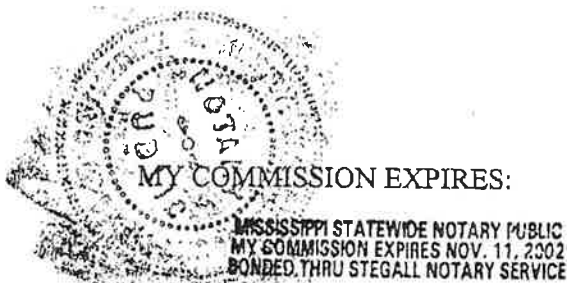
STATE OF MISSISSIPPI

COUNTY OF WARREN

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction, aforesaid, the within named DWIGHT M. WATTS, JR. and HUGH A BRENT, III, who acknowledged that they signed and delivered the above and foregoing instrument of writing for the purposes mentioned on the day and year therein mentioned.

SWORN TO AND SUBSCRIBED before me this the 20th day of October, 1999.


NOTARY PUBLIC



MY COMMISSION EXPIRES:

GRANTORS:

Dwight M. Watts, Jr.
212 Hickory Drive
Florence MS 39073
Phone: 601-845-8972

Hugh Brent
1741 McRaven Road
Jackson, MS 39056
Phone: 601-922-3052

GRANTEE:

Anthony Chiplin
3015 Washington Street
Vicksburg, MS 39180
Phone: (601) 634-8715

PREPARED BY AND RETURN TO:
Way, Field & Bodron
1001 Locust Street
Vicksburg, MS 39180
(601) 634-8968

FILED RECORDED
BOOK 1186 PAGE 390
OCT 21 1999
BETH M. CHAPMAN
Bm



Dec 1, 2023 2:39:19 PM
2624 Washington Street
Vicksburg
Warren County
Mississippi

NOTICE OF PROPERTY RE-ENTRY

YOU ARE HEREBY NOTIFIED REGARDING

2515 WARRENTON RD

PPIN # 011108 Parcel # 123 17 1701 001600

that pursuant to Mississippi Code Annotated, Section 21-19-11,
the City of Vicksburg intends to re-enter the above-referenced property
for the purpose of bringing the property into compliance with local
codes and ordinances. Notice is also given that pursuant to Mississippi Code
Annotated, Section 21-19-11, the City of Vicksburg is given the authority
to re-enter this property for a period of one (2) year from the date of the
hearing which was held regarding the condition of this property,
without further hearing for the purpose of cleaning upon posting this property.

SO ORDERED AND POSTED, this the 7th day of March, 2024.

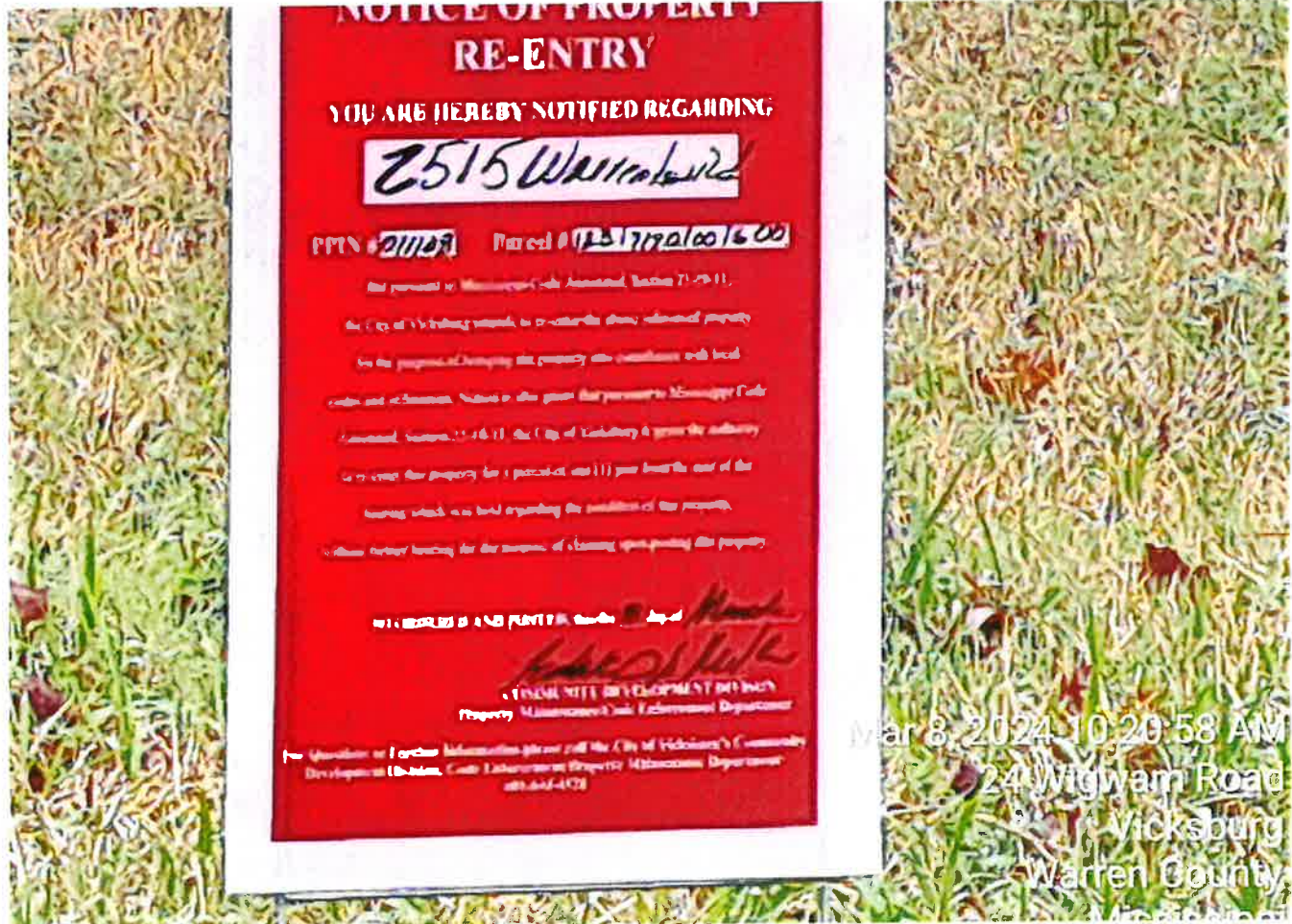


**COMMUNITY DEVELOPMENT DIVISION
Property Maintenance/Code Enforcement Department**

**For Questions or Further Information please call the City of Vicksburg's Community
Development Division, Code Enforcement/Property Maintenance Department
601-634-4528**



Mar 8, 2024 10:20:53 AM
24 Wigwam Road
Vicksburg
Warren County
Mississippi



**NOTICE OF PROPERTY
RE-ENTRY**

YOU ARE HEREBY NOTIFIED REGARDING

2515 Warrick Road

PPIN 021109 Parcel # 02517701001600

that pursuant to Mississippi Code Annotated, Section 21-29-11,
the City of Vicksburg stands to re-enter the above referenced property
for the purpose of clearing the property and restoring it to local
order and appearance. Notice is also given that pursuant to Mississippi Code
Annotated, Section 21-29-11, the City of Vicksburg is given the authority
to re-enter the property for a period of one (1) year from the date of the
notice which is in full compliance with the provisions of the property
without further hearing for the purpose of clearing and restoring the property.

NOTICE IS HEREBY GIVEN THAT

March 8, 2024

CITY OF VICKSBURG

For questions or further information, please call the City of Vicksburg's Community
Development (Public Code Enforcement) Property Maintenance Department
(601) 634-4172

Mar 8, 2024 10:20:58 AM
24 Wigwam Road
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

March 07, 2024

RE-ENTRY

**WILLIAM E BROADWATER EST
2515 WARRENTON RD
VICKSBURG, MS 39180**

NOTICE

Property Identification Number
011108

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 # 123 17 1701 001600

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 / trash and debris

Your hearing date is hereby scheduled for **Monday, March ~~18~~^{26th} 2024**, 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,

Edward D Miller
Chief of Code Enforcement
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

March 07, 2024

WILLIAM E BROADWATER EST
2515 WARRTON RD
VICKSBURG, MS 39180

RE: 2515 WARRTON RD
VICKSBURG, MS
PPIN # 011108
PARCEL # 011108


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 601-634-4528 before the hearing date or deadline to discuss this matter.

Respectfully,



EDWARD D MILLER
Chief of Code Enforcement
Community Development Division

