

NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING

2307 CLAY ST

PPIN# 017750 Parcel # 0943 20 086020000100

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

MONDAY, NOVEMBER 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

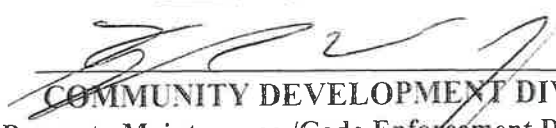
one (1) year from the date of the above hearing to re-enter your property without

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 5th of November, 2025.


COMMUNITY DEVELOPMENT DIVISION
Property Maintenance /Code Enforcement Department

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



2307 Clay Street



2307 Clay Street

Nov 5, 2025 at 2:46:51 PM



2307 Clay Street



CITY of VICKSBURG

Community Development Division

814 South Street
Vicksburg, MS 39183
601-634-4528

Vicksburg, MS 39183
Fax: 601-634-7885

Wednesday, November 05, 2025

CURB APPEAL REAL ESTATE LLC
2615 CONFEDERATE AVE
VICKSBURG, MS 39180

RE: 2307 CLAY ST
VICKSBURG, MS 39183
PPIN # 017750
PARCEL# 0943 20 086020000100

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", is written over the typed name and title.

KYLE WASHINGTON
Zoning/ Code Enforcement Administrator



CITY of VICKSBURG

Community Development Division

City Hall
Director

(601) 634-4528
819 South Street

Fax: (601) 619-7888
Vicksburg, MS 39181

Wednesday, November 5, 2025

CURB APPEAL REAL ESTATE LLC
2615 CONFEDERATE AVE
VICKSBURG, MS 39180

NOTICE

Property Identification Number
017750

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 # 0943 20 086020000100

2307 CLAY 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

Your hearing date is hereby scheduled for **MONDAY, NOVEMBER 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



Delta Computer Systems, Inc.

Property Link

WARREN COUNTY, MS

Current Date 10/21/2025

Tax Year 2024
Records Last Updated 10/20/2025

OWNER CURB APPEALS REAL ESTATE LLC
2615 CONFEDERATE AVE

VICKSBURG MS 39180

ACRES : **NA**
LAND VALUE : 45120
IMPROVEMENTS : **NA**
TOTAL VALUE: 45120
ASSESSED : 6768

PARCEL 0943 20 086020000100
ADDRESS 2307 CLAY ST

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	369.80	369.80	0.00
CITY	242.84	242.84	0.00
SCHOOL	425.57	425.57	0.00
TOTAL	1038.21	1038.21	0.00

A Print Fee May Apply, Contact County For Total.**LAST PAYMENT DATE** 1 / 31 / 2025**MISCELLANEOUS INFORMATION**

EXEMPT CODE
HOMESTEAD CODE None
TAX DISTRICT 0110
PPIN 017750
SECTION 20
TOWNSHIP 16
RANGE 03

LEGAL ALSO LOTS 60,73 & PT 59,74
BLK 20 FOLKES
LOTS: 111 & PT 110 112 113
114
PLAT BOOK 1- 116 PAGE- 57
FOLKES ADDITION

Book 1696 **Page** 391**PURCHASE COUNTY TAX SALE FILES****TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
2022	ECLIPSE 17 LLC	9/13/2023 THS
2021	FIG 20, LLC FBO SEC PTY	8/30/2023 THH
2020	WOODMARK INVESTMENTS LLC	8/30/2023 THH
2019	INTREPID GROUP LLC	8/31/2022 INVICTUS MANAGEMENT GROUP
2018	PINE VALLEY ONE REAL ESTATE LLC	7/30/2021 RENE ABRAHAM
2017	ECLIPSE 17 LLC	8/26/2020 RENE ABRAHAM
2016	CRISLER PROPERTIES, INC	5/31/2019 ABRAHAM RENEE

[View Appraisal Record](#)[Back](#)



Delta Computer Systems, Inc.

Property Appraisal Link

WARREN COUNTY, MS

Current Date 10/21/2025

Tax Year 2024

APPRAISAL INQUIRY

PARCEL 0943 20 086020000100

ALT PARCEL NUMBER 75J10R020000100

PPIN 017750

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

OWNER NAME

CURB APPEALS REAL ESTATE LLC

OWNER ADDRESS

2615 CONFEDERATE AVE

VICKSBURG MS39180

PROPERTY ADDRESS

2307 CLAY ST

PROPERTY IS VACANT (Y/N) N

FIELD WORK BY JD DATE: 10/26/2023

CLASSED BY DATE: //

REVIEWED BY AMM DATE: 11/2/2023

REALTOR CODE

LEGAL DESCRIPTION

- 1 ALSO LOTS 60,73 & PT 59,74
- 2 BLK 20 FOLKES
- 3 LOTS: 111 & PT 110 112 113 114
- 4 PLAT BOOK 1- 116 PAGE- 57

Block 06 Section 20 Township 16 Range 03

Book 1696 Page 391 Type WD Date 8/29/2023

Book 1464 Page 152 Type SW Date 9/24/2007

Book 1446 Page 143 Type SW Date 4/9/2007

Book 1210 Page 14 Type Date 7/26/2000

Book 680 Page 319 Type Date 12/20/1982

LOT INFORMATION

LOT CODE A LOT SIZE 2 ACRES LOT VALUE 45120

CODE	FRONT FT	DEPTH	PRICE	DEPTH TABLE	DEPTH %	ADJ. %	DESCRIPTION	ADJ PRICE	APPRAISED	CLASS
OVER	75206.00	.60	99	1.00	1.00	COMMERCIAL	.60	45120	2	

ACRE INFORMATION

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

ACREAGE VALUE

OVERALL VALUE

45120

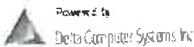
LAND USE CODE CLASS 1 5410 GROCERIES(SUPERMARKETS)-

LAND USE CODE CLASS 2 5410 GROCERIES(SUPERMARKETS)-

BUILDING DESCRIPTIONS

NUMBER	CODE	BUILDING DESCRIPTION	VALUE	ELIGIBLE CLASS 1
*** NO BUILDING INFO ***				

TOTAL PARCEL VALUE 45120



Land Roll Inquiry Link

WARREN COUNTY, MS

Today's Date 11/ 6/2025

Land Roll

Library LANDROLL 2025
Owner Name CURB APPEALS REAL ESTATE LLC
Owner Address 2615 CONFEDERATE AVE
VICKSBURG, MS 39180
Parcel 0943 20 086020000100
Alternate Parcel 75J10R020000100
PPIN 017750
Judicial District 0
Tax District 0110
Subdivision 1-0860 FOLKES ADDITION
Section/Township/Range 20/16 /03
Block 06
Street Address 002307 CLAY ST

Values								
Class	Cultivated Acres	Cultivated Value	Uncultivated Acres	Uncultivated Value	Total Acres	Improved Value	True Value	Assessed Value
1								
2		45120					45120	6768
Totals		45120					45120	6768

Eligible for Class 1 (Y/N) N
Last Deed Book/Page 1696/ 391 8/29/2023

Current Land Value 00045120
Prior Land Value 00045120
Land Use Code Class 1 5410
Land Use Code Class 2 5410

Legal Information

1 ALSO LOTS 60,73 & PT 59,74
BLK 20 FOLKES
LOTS: 111 & PT 110 112 113 114
PLAT BOOK 1- 116 PAGE- 57

Deed Book References

Book-Page Date Type
1696- 391 8/29/2023 WD
1464- 152 9/24/2007 SW
1446- 143 4/ 9/2007 SW
1210- 14 7/26/2000
680 - 319 12/20/1982

DOCUMENTS

NUMBER		
DESCRIPTION	OF	PRICE
	PAGES	
WARRANTY DEED	3	\$ 0.00
RECORDING	4	\$ 0.00
RECORDING	4	\$ 0.00

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[Back](#) [New Search](#)

INSTRUMENT
407612
BOOK 1696
PAGE 391
3 PAGES

**PREPARED BY AND RETURN TO:
TELLER, HOPSON & SCHRADER, LLP
B. BLAKE TELLER – MS Bar No. 9044
1201 CHERRY STREET
VICKSBURG, MISSISSIPPI 39183-2919
TELEPHONE: (601) 636-6565
FACSIMILE: (601) 631-0114**

WARRANTY DEED

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

**RENE ABRAHAM, Successor Trustee of The Marital Trust Under the
Last Will and Testament of Ernest Abraham, Deceased; and as
Successor Trustee of The Family Trust Under the Last Will
and Testament of Ernest Abraham, Deceased
P. O. Box 1624
Vicksburg, Mississippi 39180
Ph.: 769-203-0081**

does hereby convey and warrant unto GRANTEE,

**CURB APPEALS REAL ESTATE, LLC,
A Mississippi Limited Liability Company
2615 Confederate Avenue
Vicksburg, Mississippi 39180
Ph: 601-218-2964**

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

SEE ATTACHED EXHIBIT "A"

**INDEXING INSTRUCTIONS: Lots 60, 73, Part 59, 74, 111, 110, 112, 113, 114, Block 20 , Bonelli Park
Addition and Section 20, Township 16 North, Range 3 East, Warren County, Mississippi**

The warranty of this conveyance is subject to all easements of record, and subject to any utility easements and zoning restrictions.

Ad valorem taxes for the year 2023 are to be prorated as of the date of this instrument and will be paid by the Grantee when due.

WITNESS the respective hand and signature of the undersigned Grantors hereto affixed on this the 29th day of August, 2023.



RENE ABRAHAM, As Successor Trustee of The Marital Trust Under the Last Will and Testament of Ernest Abraham, Deceased, and as Successor Trustee of the Family Trust Under the Last Will and Testament of Ernest Abraham, Deceased

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named, RENE ABRAHAM, Successor Trustee, who acknowledged that in her capacity as Successor Trustee of the Ernest Abraham Marital Trust and the Ernest Abraham Family Trust both created Under the Last Will and Testament of Ernest Abraham, Deceased, she executed, signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, after having been duly authorized so to do.

GIVEN under my hand and official seal, this the 29th day of August, 2023.



NOTARY PUBLIC

EXHIBIT A

PARCEL 1:

That part of Bonelli Park Addition lying North of Clay Street and Part of Section 20, Township 16 North, Range 3 East, Vicksburg, Warren County, Mississippi, more particularly described as follows:

Beginning at a point on the East right-of-way of Hamilton Street, said point lies North 8 degrees 20 minutes East, 323.94 feet from the intersection of the East line of Hamilton Street with the North line of Clay Street, said point being further described as lying North 8 degrees 20 minutes East, 23.94 feet from the Southwest corner of Lot 110, Square 6 of Bonelli Park Addition lying North of Clay Street and run thence along the East line of said Hamilton Street (also the West line of Lots 110 and 111)

and its Northerly projection thereof, North 8 degrees 20 minutes East, 406.06 feet to a point on the South right-of-way of Grove Street; thence along the South right-of-way of Grove Street, South 81 degrees 40 minutes East, 275.00 feet to a point where the South right-of-way of Grove Street intersects the West right-of-way of Mission 66; thence along the West right-of-way of Mission 66, South 8 degrees 20 minutes West, 406.06 feet; thence leaving the West right-of-way of Mission 66, and run North 81 degrees 40 minutes West, 275.00 feet to the point of beginning and being situated in Lot 111 and part of Lots 110, 114, 113 and 112, Square 6 of Bonelli Park Addition lying North of Clay Street and part of Section 20, Township 16 North, Range 3 East, Vicksburg, Warren County, Mississippi.

TOGETHER WITH an easement for the passage of vehicles and people in, on, over and across a sixty (60) foot strip of land for the purpose of affording ingress to and egress from the lands above described to Clay Street, said easement being described as follows:

Beginning at a point on the North right-of-way of Clay Street, said point lies North 81 degrees 40 minutes West, 9.00 feet from the Southeast corner of Lot 69 of Square 6 of Bonelli Park Addition lying North of Clay Street, a plat of which is recorded in Plat Book 116 at Page 119 of the Land Records of Warren County, Mississippi, and run thence parallel with the East line of said Lot 69, North 8 degrees 20 minutes East, 323.94 feet; thence parallel with the North right-of-way of Clay Street, North 81 degrees 40 minutes West, 60.00 feet; thence parallel with the East line of said Lot 69, South 8 degrees 20 minutes West, 323.94 feet to a point on the North right-of-way of Clay Street, thence along the North right-of-way of Clay Street, South 81 degrees 40 minutes East, 60.00 feet to the point of beginning and being a part of Lots 69, 70, 107, 108, 109, 110, 114, 115, 116 and 117, Square 6 of Bonelli Park Addition lying North of Clay Street in Vicksburg, Warren County, Mississippi.

TOGETHER WITH AND SUBJECT TO, BUT WITHOUT WARRANTY: That certain 12 foot maintenance easement reserved in Deed Book 1214 at Page 91.

LESS AND EXCEPT that certain 0.413 acre tract conveyed to James Wesley Cook, M.D., Ltd., by instrument recorded in Book 1214 at Page 91 and that certain 0.425 acre tract conveyed to James Wesley Cook, M.D., recorded in Book 1224 at Page 610.

NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING

1108 FIRST NORTH ST

PPIN# 018788 Parcel # 094K 19 001053013800

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

MONDAY, NOVEMBER 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 5th of November, 2025.


COMMUNITY DEVELOPMENT DIVISION
Property Maintenance /Code Enforcement Department

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

Nov 5, 2025 at 2:33:49 PM



Nov 5, 2025 at 2:33:46 PM





CITY of VICKSBURG

Community Development Division

814 South Street
601-634-4528

Vicksburg, MS 39183
Fax: 601-634-7885

Wednesday, November 15, 2015

SMITH SHANNON
C/O VETHEA JACKSON
1266 HWY 575
NEWELLTON, LA 71357

RE: 1108 FIRST NORTH ST
VICKSBURG, MS 39183
PPIN # 018788
PARCEL# 094K 19 001053013800

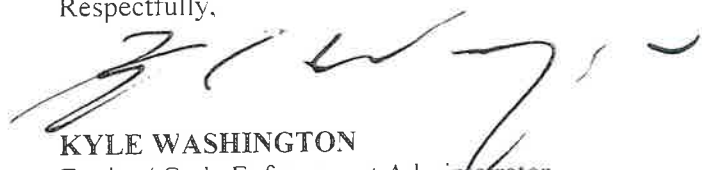
The Community Development Division, Property Maintenance/Code Enforcement Department has noticed that your property requires cutting/cleaning and/or repair.

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

City Hall
Vicksburg

(601) 634-4528
819 South Street

Fax: (601) 634-7885
Vicksburg, MS 39181

Wednesday, November 5, 2025

SMITH SHANNON
C/O VETHEA JACKSON
1266 HWY 575
NEWELLTON, LA 71357

NOTICE

Property Identification Number
018788

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 # 094K 19 001053013800 1108 FIRST 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, remove trash & debris

Your hearing date is hereby scheduled for **MONDAY, NOVEMBER 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



Delta Computer Systems, Inc.

Property Link

WARREN COUNTY, MS

Current Date 10/21/2025

Tax Year 2024

Records Last Updated 10/20/2025

PROPERTY DETAIL

OWNER SMITH SHANNON
C/O VETHEA JACKSON
1266 HWY 575
NEWELLTON LA 71357

ACRES : **NA**
LAND VALUE : 4490
IMPROVEMENTS : **NA**
TOTAL VALUE: 4490
ASSESSED : 674

PARCEL 094K 19 001053013800
ADDRESS 1108 FIRST NORTH ST

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	36.83	36.83	0.00
CITY	24.18	24.18	0.00
SCHOOL	42.38	42.38	0.00
TOTAL	103.39	103.39	0.00

A Print Fee May Apply, Contact County For Total.**LAST PAYMENT DATE** 12 / 31 / 2024**MISCELLANEOUS INFORMATION**

EXEMPT CODE		LEGAL LOTS: 266 PT
HOMESTEAD CODE None		PLAT BOOK 1- 69 PAGE- 23
TAX DISTRICT 0110		VICKSBURG PROPER
PPIN 018788		
SECTION 19		
TOWNSHIP 16		
RANGE 03		B 1688 P 830 03/07/2023

Book 1688 **Page** 830**PURCHASE COUNTY TAX SALE FILES****TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
2021	STATE OF MISSISSIPPI	NOT REDEEMED
2020	STATE OF MISSISSIPPI	NOT REDEEMED
2019	STATE OF MISSISSIPPI	NOT REDEEMED
2018	ECLIPSE 17 LLC	8/12/2021 SHANNON SMITH
2017	WOODMARK INVESTMENTS LLC	3/28/2022 CONVEYANCE

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Delta Computer Systems, Inc.

Property Appraisal Link

WARREN COUNTY, MS

Current Date 10/21/2025

Tax Year 2024

APPRAISAL INQUIRY

PARCEL 094K 19 001053013800

ALT PARCEL NUMBER 75J10KA19013800

PPIN 018788

SKETCH 1 [Tax Map](#)

OWNER NAME

SMITH SHANNON

OWNER ADDRESS

1103 POLK ST

VICKSBURG MS39180

PROPERTY ADDRESS

1108 FIRST NORTH ST

PROPERTY IS VACANT (Y/N) Y

FIELD WORK BY JD DATE: 10/11/2023

CLASSED BY DATE: //

REVIEWED BY AMM DATE: 10/13/2023

REALTOR CODE

LEGAL DESCRIPTION

- 1 LOTS: 266 PT
- 2 PLAT BOOK 1- 69 PAGE- 23
 Block 53 Section 19 Township 16 Range 03
 Book 1688 Page 830 Type TP Date 3/ 7/2023
 Book 1676 Page 51 Type QCD Date 4/ 1/2022
 Book 1674 Page 655 Type TD Date 3/28/2022
 Book 1484 Page 756 Type WD Date 9/22/2008
 Book 1480 Page 196 Type TR Date 5/27/2008
 Book 1376 Page 440 Type WD Date 4/26/2005
 Book 1336 Page 127 Type SW Date 3/ 1/2004
 Book 1244 Page 672 Type SD Date 8/31/2001

LOT INFORMATION

LOT CODE E21 LOT SIZE 40.5X73 LOT VALUE 4490

CODE	FRONT FT	DEPTH	PRICE	DEPTH TABLE	DEPTH %	ADJ. %	DESCRIPTION	ADJ PRICE	APPRAISED	CLASS
OVER	41.00	73	150.00	9	.73	1.00		109.50	4490	2

ACRE INFORMATION

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

ACREAGE VALUE

OVERALL VALUE

4490

LAND USE CODE CLASS 1 1110 RESIDENTIAL

LAND USE CODE CLASS 2 1110 RESIDENTIAL

BUILDING DESCRIPTIONS

NUMBER	CODE	BUILDING DESCRIPTION	VALUE	ELIGIBLE CLASS 1
*** NO BUILDING INFO ***				



NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED REGARDING
1824 MARTIN LUTHER KING BLVD

PPIN# 020630 Parcel # 0951 13 03700202600

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

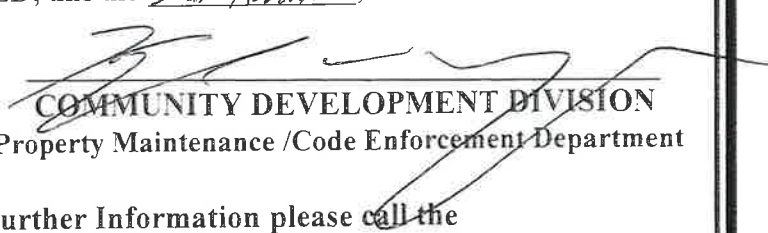
MONDAY, NOVEMBER 17TH, 2025 at 10:00 a.m

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

Nov 5, 2025 at 2:37:26 PM

Notice

You are hereby notified regarding

1824 Maple Lake Way, D'Ar

PPIN# **12-000-000** PARCEL# **12-000-000**

This document is Mississippi Code Annotated, Section 21-61-1, which reads in part: "The Board of the City and County of the City of New Orleans, Louisiana, is hereby notified that the property located at 1824 Maple Lake Way, D'Ar, is the property of the City and County of the City of New Orleans, Louisiana, and is subject to the provisions of the Louisiana Constitution and the Louisiana Code of Governmental Proceedings." The Department of the City and County of the City of New Orleans, Louisiana, is hereby notified that the property located at 1824 Maple Lake Way, D'Ar, is the property of the City and County of the City of New Orleans, Louisiana, and is subject to the provisions of the Louisiana Constitution and the Louisiana Code of Governmental Proceedings.

For Questions or Further Information,
 Please Call the City of New Orleans
 Department of the City and County of the City of New Orleans, Louisiana

601-634-4528

1824 Martin Luther King



1824 M.L.K.



CITY of VICKSBURG
Community Development Division

809 South Street
Vicksburg, MS 39180
601-634-4528

Vicksburg, MS 39180
Fax: 601-609-7885

Wednesday, November 05, 2008

BUIE JAMES ESTATE
% JOSIE GREEN
508 MURRAY'S ALLEY
VICKSBURG, MS 39180

RE: 1824 MARTIN LUTHER KING BLVD
VICKSBURG, MS 39183
PPIN # 020630
PARCEL# 0951 13 03700202600

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

211 Rochester
Vicksburg

(601) 634-4528
819 South Street

Fax: 601 619-7885
Vicksburg, MS 39181

Wednesday, November 5, 2025

BUIE JAMES ESTATE
% JOSIE GREEN
508 MURRAY'S ALLEY
VICKSBURG, MS 39180

NOTICE

Property Identification Number
020630

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 # 0951 13 03700202600 1824 MARTIN LUTHER KING BLVD

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, remove trash & debris

Your hearing date is hereby scheduled for **MONDAY, NOVEMBER 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



Delta Computer Systems, Inc.

Property Link

WARREN COUNTY, MS

Current Date 10/21/2025

Tax Year 2024

Records Last Updated 10/20/2025

PROPERTY DETAIL

OWNER BUIE JAMES ESTATE
% JOSIE GREEN
508 MURRAY'S ALLEY
VICKSBURG MS 39180

ACRES : **NA**
LAND VALUE : 1940
IMPROVEMENTS : 6640
TOTAL VALUE: 8580
ASSESSED : 1287

PARCEL 0951 13 037002026000**ADDRESS** 1824 MARTIN LUTHER KING BLVD**TAX INFORMATION**

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	70.32	0.00	73.48
CITY	46.18	0.00	48.26
SCHOOL	80.93	0.00	84.57
TOTAL	197.43	0.00	206.31

4.50% Penalty**A Print Fee May Apply, Contact County For Total.****LAST PAYMENT DATE** **NA****TAXES DELINQUENT PRIOR YEAR****MISCELLANEOUS INFORMATION****EXEMPT CODE****HOMESTEAD CODE** None**TAX DISTRICT** 0110**PPIN** 020630**SECTION** 13**TOWNSHIP** 16**RANGE** 03**LEGAL LOTS:** 20 THRU 22

PLAT BOOK 1- 69 PAGE- 116

PLAT BOOK 2- 69 PAGE- 117

CEDAR GROVE

B 1352 P 150 08/24/2004

Book 1352**Page** 150**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	STATE OF MISSISSIPPI	8/27/2025 KENNETH GREEN
2021	STATE OF MISSISSIPPI	8/26/2024 KENNETH GREEN
2020	STATE OF MISSISSIPPI	8/28/2023 BUIE JAMES ESTATE
2019	STATE OF MISSISSIPPI	8/26/2022 BUIE JAMES ESTATE
2018	STATE OF MISSISSIPPI	8/25/2021 KENNETH GREEN
2017	STATE OF MISSISSIPPI	8/24/2020 GREEN KENNETH
2016	STATE OF MISSISSIPPI	8/28/2019 KENNETH GREEN



Delta Computer Systems, Inc.

Property Appraisal Link

WARREN COUNTY, MS

Current Date 10/21/2025

Tax Year 2024

APPRAISAL INQUIRY

PARCEL 0951 13 037002026000

ALT PARCEL NUMBER 75K10D013026000

PPIN 020630

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

OWNER NAME

BUIE JAMES ESTATE

OWNER ADDRESS

% JOSIE GREEN

508 MURRAY'S ALLEY

VICKSBURG MS39180

PROPERTY ADDRESS

1824 MARTIN LUTHER KING BLVD

PROPERTY IS VACANT (Y/N) N

FIELD WORK BY BL DATE: 9/25/2020

CLASSED BY BL DATE: 9/25/2020

REVIEWED BY AMM DATE: 1/27/2021

REALTOR CODE

LEGAL DESCRIPTION

- 1 LOTS: 20 THRU 22
- 2 PLAT BOOK 1- 69 PAGE- 116
- 3 PLAT BOOK 2- 69 PAGE- 117

Block 02 Section 13 Township 16 Range 03

Book 1352 Page 150 Type TD Date 8/24/2004

Book 342 Page 476 Type Date 1/30/1958

LOT INFORMATION

LOT CODE A LOT SIZE 45X119.82 IRR LOT VALUE 1940

CODE	FRONT FT	DEPTH	PRICE	DEPTH TABLE	DEPTH %	ADJ. %	DESCRIPTION	ADJ PRICE	APPRAISED	CLASS
OVER	45.00	105	50.00	9	.86	1.00		43.00	1940	2

ACRE INFORMATION

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

ACREAGE VALUE

OVERALL VALUE

1940

LAND USE CODE CLASS 1 1110 RESIDENTIAL

LAND USE CODE CLASS 2 1110 RESIDENTIAL

BUILDING DESCRIPTIONS

NUMBER	CODE	BUILDING DESCRIPTION	VALUE	ELIGIBLE CLASS 1
001	RES	RESIDENTIAL	6640	N

TOTAL PARCEL VALUE 8580



1824 Martin Luther King





CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

FILE COPY ONLY

RE-ENTRY FORM

November 4, 2025

ROSE PATRICE
1327 MAIN STREET
VICKSBURG MS 39180

NOTICE

Property Identification Number

019456

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 #094E 13 001018013100 728 FARMER STREET

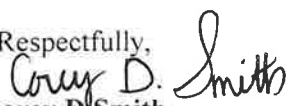
is in such a state of uncleanness/disrepair as to be a menace to the public health and safety of the community in accordance with Section 21-19-11, Mississippi Code of 1972 Annotated, as amended.

-Cut/clean all grass and remove all weeds from around the entire property

Your hearing date is hereby scheduled for **Monday, November 17th, 2025** at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Building, located at 1401 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 cut/clean all grass and remove all weeds on the herein described parcel, adjudicating the actual cost of cut/clean all grass and remove all weeds on 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 cut/clean all grass and remove all weeds from around the entire property, that the City shall proceed to cut/clean all grass and remove all weeds on the property and the City is further authorized by law for a period to time of two (2) years as determined by state statute to re-enter your property without further hearing for the purpose of cut/clean all grass and remove all weeds from around the entire property 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 8a.m. to 5p.m. weekdays. Our phone number is (601) 801-3849. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

Corey D. Smith
Zoning Inspector
Community Development Department

NOTICE OF PROPERTY RE-ENTRY

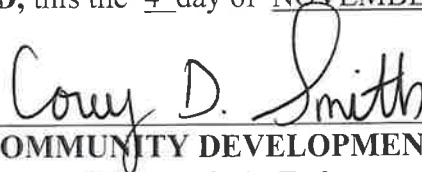
YOU ARE HEREBY NOTIFIED REGARDING

728 FARMER STREET

PPIN #019456 Parcel #094E 13 001018013100

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 two (2) years 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 4 day of NOVEMBER, 2025.



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

**For Questions or Further Information please call the City of Vicksburg's Community
Development Division, Code Enforcement/Property Maintenance Department
601-801-3849**

APRIL 25th, 2025

NOTICE OF PROPERTY RE-ENTRY

YOU ARE HEREBY NOTIFIED REGARDING

728 Farmer St.

PPIN # 019986

Parcel # 09AE 13 00019013100

Ordinance 13-19-11, 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 (1) year from the date of the hearing which was held regarding the condition of this property without further hearing for the purpose of cleaning up and putting this property

NOTICE IS HEREBY GIVEN AND POSTED ON THE 4 day of Nov 25

Cory D. Smith
COMMUNITY DEVELOPMENT & REDEVELOPMENT
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 601-634-1525



November 04, 2025 10:27 AM



November 04, 2025 10:29 AM



November 04, 2025 10:27 AM

Land Roll Inquiry Link

WARREN COUNTY, MS

Today's Date 10/31/2025

Land Roll

Library LANDROLL 2025

Owner Name ROSE PATRICE

Owner Address 1327 MAIN ST
VICKSBURG, MS 391800270

Parcel 094E 13 001018013100

Alternate Parcel 75J10GD13013100

PPIN 019456

Judicial District 0

Tax District 0110

Subdivision 1-0010 VICKSBURG PROPER

Section/Township/Range 13/16 /03

Block 18

Street Address 000728 FARMER ST

April 25, 2025

Values								
Class	Cultivated Acres	Cultivated Value	Uncultivated Acres	Uncultivated Value	Total Acres	Improved Value	True Value	Assessed Value
1								
2		16540				5000	21540	3231
Totals		16540				5000	21540	3231

Eligible for Class 1 (Y/N) N
Last Deed Book/Page 1450/ 1 5/ 7/2007

Current Building Value 00005000
Prior Building Value 00005000
Current Land Value 00016540
Prior Land Value 00016540
Land Use Code Class 1 1110
Land Use Code Class 2 1110

Legal Information

1 LOTS: 110 PT & PT 111 & PT 112
PLAT BOOK 1- 69 PAGE- 22
PLAT BOOK 2- 69 PAGE- 23

Deed Book References

Book-Page Date Type
1450- 1 5/ 7/2007 QC
1448- 470 5/ 8/2007 TD
1310- 788 7/18/2003 QC
1194- 486 1/ 1/2000 QC

DOCUMENTS

	DESCRIPTION	NUMBER OF PAGES	PRICE
View	RECORDING	1	\$ 0.00
View	RECORDING	1	\$ 0.00
View	RECORDING	2	\$ 0.00

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STATE OF MISSISSIPPI
COUNTY OF WARREN

QUITCLAIM DEED

For and in consideration of the sum of ten dollars (\$10) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, **D. Cane Callon d/b/a Values Unlimited** ("Grantor"), do hereby sell, convey and quitclaim without warranty of title, either express or implied, unto **Patrice Rose** ("Grantee"), the following real property situated in the County of Warren, State of Mississippi, and more particularly described as follows:

LOTS: 110 PT & PT 111 & PT 112
PLAT BOOK 1- 69 PAGE- 22
PLAT BOOK 2-69 PAGE- 23
VICKSBURG PROPER
PARCEL NUMBER 094E 13 001018013100
PPIN 019456
DEED BK 1149 PAGE 677

There is excepted in this transfer to Grantee and reserved unto Grantor hereby any and all minerals.

This conveyance is made subject to any liens of the State of Mississippi and the County of Warren for any and all ad valorem taxes which Grantee hereby binds and obligates herself to discharge and pay.

TO HAVE AND TO HOLD, HER HEIRS AND ASSIGNS FOREVER.

Witness the signature this 7th day of May, 2007.

Grantor's Signature: _____

D. Cane Callon
D. Cane Callon d/b/a Values Unlimited
483 Airport Road
Natchez, MS 39120

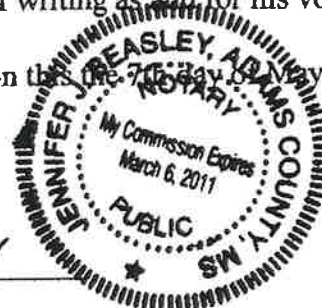
STATE OF MISSISSIPPI
COUNTY OF ADAMS

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named D. Cane Callon, who acknowledged to me that he signed, executed and delivered the within and foregoing instrument of writing as and for his voluntary act and deed on the day and year therein mentioned.

Witness my signature and official seal of office on this 7th day of May, 2007.

Jennifer J. Beasley
NOTARY PUBLIC

My Commission Expires: March 6, 2011



ADDRESS OF GRANTOR:

ADDRESS OF GRANTEE:

BOOK 1448 PAGE 470

CHANCERY CLERK'S CONVEYANCE
LAND SOLD FOR TAXES

(Chapter 3273 Code of 1930)

THE STATE OF MISSISSIPPI }

COUNTY OF WARREN

Be it known that Patricia Simrall, Tax Collector of said County of Warren, did on the 30th day of August, A. D. 2004, according to law, sell the following described land, situated in said county and assessed to Superior Construction, to-wit:

DESCRIPTION OF LAND	SEC.	TWP.	RANGE	ACRES
Vicksburg Proper	13	16	03	
Block 18				
DBP 1130/677				
Lots: 111 Pt. & Pt. 112				
PPIN 19456				
Values Unlimited				
483 Airport Rd.				
Natchez, MS 39120				
601.431.8224				

COST OF TAX DEED: \$150.35

FOR THE TAXES ASSESSED THEREON for the year A. D. 2003, when Values Unlimited became the best bidder therefor, at and for the sum One Thousand Six Hundred Seventy-Four and 55/100 DOLLARS (\$1,674.55), and the same not having been redeemed, I, therefore, sell and convey said above-described land to the said Values Unlimited.

Given under my hand and official seal of office this the 8th day of May,
A. D. 2007.

Dot McGee
Dot McGee, Chancery Clerk



THE STATE OF MISSISSIPPI }
COUNTY OF WARREN }

Personally appeared before me, the undersigned authority of law in and
for the county and State aforesaid:

CORRECTION QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, SUPERIOR CONSTRUCTION, INC., a Mississippi Corporation, does hereby convey and warrant unto YOLANDE ROBBINS, all right, title and interest in and to the following described property located and situated in the City of Vicksburg, County of Warren, State of Mississippi, more particularly described as follows, to-wit:

PARCEL ONE: That certain lot, tract or parcel of land lying and situate in the City of Vicksburg, in the County of Warren and State of Mississippi, being a part of Lot One Hundred and Ten (110), in Square Eighteen (18) of the original survey of the City of Vicksburg, sometimes called Vicksburg Proper, and part hereby conveyed being more particularly bounded and described as follows, to-wit:

Beginning at the Southeast Corner of said Lot One Hundred and Ten (110) and running thence in a Northerly direction along the East line of said Lot a distance of Eighty-Seven (87) feet and Six (6) inches, more or less, to the line of the property formerly owned by Victor F. Wilson, and running thence in a Westerly direction, along the said Wilson line, a distance Forty-nine (49) feet and Three (3) inches, and running thence in a Southerly direction on a line parallel with the East line of said Lot One Hundred and Ten (110) a distance of Eighty-Seven (87) feet and Six (6) inches, more or less, to the North line of First East Street, and running thence in an Easterly direction, along the North line of First East Street, a distance of Forty-Nine (49) feet and Three (3) inches to the point of beginning; this being the same property conveyed by Mrs. L. G. Pervangher to T. D. Farris by deed dated May 31, 1929 and recorded in Deed Book 178 at Page 106 of the Warren County Land Records.

PARCEL TWO: That certain tract or parcel of land situated in the City of Vicksburg, County of Warren and State of Mississippi, being a part of Lot One Hundred and Eleven and Twelve (111 and 112) in Square Eighteen (18) of Vicksburg Proper, and more particularly described as follows, to-wit:

Beginning at the Southeast Corner of said Square Eighteen (18) in Vicksburg Proper; thence North along the West boundary of Farmer Street a distance of Fifty feet, thence West on a line parallel with First East Street one hundred and forty-seven and one-half (147½) feet to the West boundary of Lot One Hundred and Eleven; thence South along the West boundary of said Lot One Hundred and Eleven (111), fifty (50) feet to the North boundary of First East Street; thence East along the North boundary of First East Street, one hundred and forty seven and one-half (147½) feet to the place of beginning, and being the same property conveyed by Peter Khory by deed of record in Deed Book No. 156 at Page 209 of the record of deeds of said County; thence being the same property conveyed by Sam Khory to T. D. Farris by deed dated

parallel with the South line of said Lot 111 and Lot 112, a distance of 147½ feet to the West line of said Lot 111; thence South, along the Western line of Lot 111, a distance of 55 feet; thence East, along a line parallel with the South boundary line of Lots 111 and 112, a distance of 147½ feet to the place of beginning; and being the same property conveyed in Book 266, at Page 107 of the Warren County Land Records.

This deed is given to correct an error in the legal description of Parcel Two and further to add Parcel Three to be conveyed to the said Grantee listed above.

WITNESS THE SIGNATURE OF THE UNDERSIGNED, this, the 18 day of July, 2003.

SUPERIOR CONSTRUCTION, INC., a Mississippi Corporation

By: [Signature]

STEVE KIRKLAND, President

STATE OF Ms.
COUNTY OF Covington

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the County and State aforesaid, STEVE KIRKLAND, who as President of Superior Construction, Inc., a Mississippi Corporation, who after being duly sworn, acknowledges that he signed and delivered the foregoing instrument of writing on the day and in the year therein mentioned, after being duly authorized by said Corporation to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this, the 18 day of July, 2003.

MY COMMISSION

My Term Expires Dec. 31, 2008



NOTARY PUBLIC

Keith Earl Collins
by [Signature]

GRANTORS ADDRESS: 1101 Forrest Cove Drive, Kingwood, TX 77339

GRANTORS PHONE NUMBER: Same (RES.) 601-965-6920 (BUS.)

GRANTEES ADDRESS: 1327 Main Street

GRANTEES PHONE NUMBER: Same (RES.) 601-0941 (BUS.)

INDEX: Part Lots 110, 111 and 112, Square 18, Vicksburg Proper

NOTICE OF PROPERTY RE-ENTRY

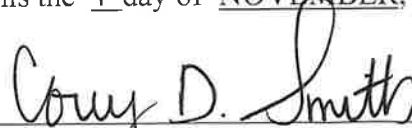
YOU ARE HEREBY NOTIFIED REGARDING

1900 MULBERRY STREET

PPIN #018141 Parcel #094X 22 217028001200

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 two (2) years 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 4 day of NOVEMBER, 2025.



COMMUNITY DEVELOPMENT DIVISION
Property Maintenance/Code Enforcement Department

**For Questions or Further Information please call the City of Vicksburg's Community
Development Division, Code Enforcement/Property Maintenance Department
601-801-3849**

JULY 18th, 2025

YOU ARE HEREBY NOTIFIED REGARDING

Parcel # 2150751037 200

NO. 00110 AND POST OFFICE BOX 110, DAYTON, OHIO 45401

For questions or further information please call the City of Valhalla's Community Development Division, Code Enforcement, Property Maintenance Department
and we will be happy to help you.

NOTICE OF PROPERTY RE-ENTRY

YOU ARE HEREBY NOTIFIED REGARDING

1900 Mulberry St.

PPIN # ~~018741~~ Parcel # ~~0211 22 21123100200~~

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 (1) 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 4 day of Nov 25

Cory D. Smith
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

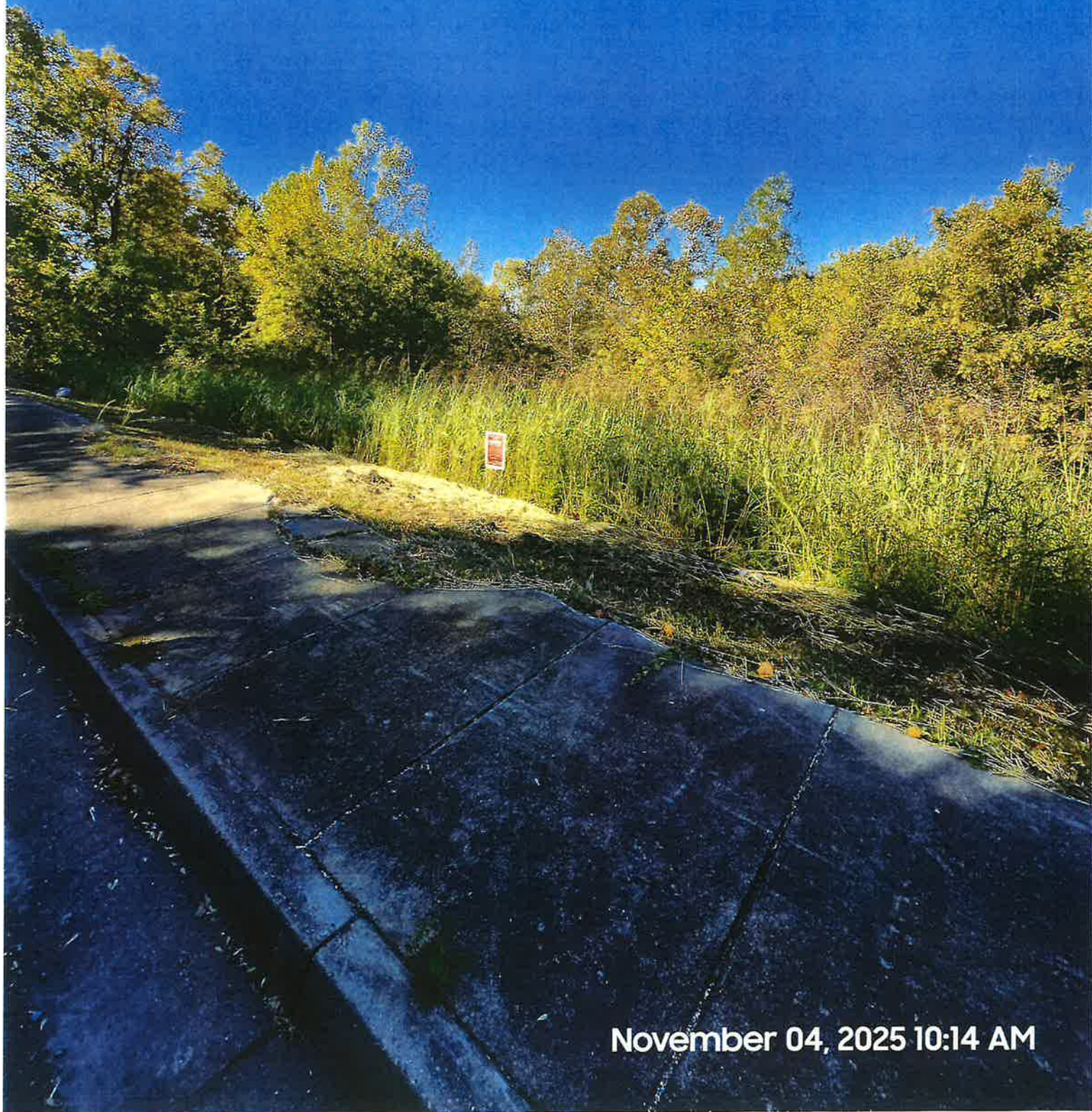
November 04, 2025 10:15 AM

Pearl St. side of the property.



November 04, 2025 10:11 AM

Oak St. side of the property.



November 04, 2025 10:14 AM

Oak St. side of the property.



November 04, 2025 10:14 AM



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

FILE COPY ONLY

RE-ENTRY FORM

November 4, 2025

Kansas City Southern Railway Co
Attn: Prop Tax Dept
PO Box 219335
Kansas City MO 64121

NOTICE

Property Identification Number
018141

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 #094X 22 217028001200 1900 MULBERRY STREET

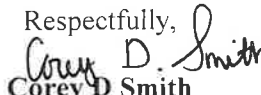
is in such a state of uncleanness/disrepair as to be a menace to the public health and safety of the community in accordance with Section 21-19-11, Mississippi Code of 1972 Annotated, as amended.

-Cut/clean all grass and remove all weeds from around the entire property

Your hearing date is hereby scheduled for **Monday, November 17th, 2025** at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Building, located at 1401 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 cut/clean all grass and remove all weeds on the herein described parcel, adjudicating the actual cost of cut/clean all grass and remove all weeds on 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 cut/clean all grass and remove all weeds from around the entire property, that the City shall proceed to cut/clean all grass and remove all weeds on the property and the City is further authorized by law for a period to time of two (2) years as determined by state statute to re-enter your property without further hearing for the purpose of cut/clean all grass and remove all weeds from around the entire property 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 8a.m. to 5p.m. weekdays. Our phone number is (601) 801-3849. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

Corey D Smith
Zoning Inspector
Community Development Department

Land Roll Inquiry Link

WARREN COUNTY, MS

Today's Date 10/31/2025

Land Roll

Library LANDROLL 2025
Owner Name KANSAS CITY SOUTHERN RAILWAY CO
Owner Address PROP TAX DEPT P O BOX 219335
 KANSAS CITY, MO 641219335
Parcel 094X 22 217028001200
Alternate Parcel 75J10PC22001200
PPIN 018141
Exempt Code 10
Judicial District 0
Tax District 0110
Subdivision 1-2170 PINCARDIA
Section/Township/Range 22/16 /03
Block 28
Street Address 001900 MULBERRY ST

July 18, 2025

Values								
Class	Cultivated Acres	Cultivated Value	Uncultivated Acres	Uncultivated Value	Total Acres	Improved Value	True Value	Assessed Value
1								
2		174050					174050	26108
Totals		174050					174050	26108

Eligible for Class 1 (Y/N) N

Last Deed Book/Page 1322/ 718 10/31/2003

Current Land Value 00174050

Prior Land Value 00174050

Land Use Code Class 1 5210

Land Use Code Class 2 5210

Legal Information

1 LOTS: 192 THRU 199
 PLAT BOOK 1- O PAGE- 154

Deed Book References

Book-Page **Date Type**
 1322- 718 10/31/2003 D
 478 - 68 6/21/1971

DOCUMENTS

DESCRIPTION	NUMBER OF PAGES	PRICE
View RECORDING	2	\$ 0.00

[View](#) RECORDING 2 \$ 0.00
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BJ. 16.00
TC # 27

204407
(cx)

DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Mississippi Lumber Company, a Mississippi corporation (1900 Mulberry Street, Vicksburg, Mississippi 39180, telephone #601 636 3914), do hereby convey & warrant unto The Kansas City Southern Railway Company, a Missouri corporation, (2105 Levee Street, Vicksburg, MS 39180, 601 638 1125), the following described tracts or parcels of land lying, being and situated in Vicksburg, Warren County, Mississippi, and more particularly described as follows, to-wit:

All of Lots 151 and 152 in Block 22 of the Pincardia Subdivision, a plat of said Subdivision being of record in Deed Book "O" at Page 154 of the Land Records of Warren County, Mississippi. AND All of Lots 192 through 199 in Block 28 of the Pincardia Subdivision, a plat of said Subdivision being of record in Deed Book "O" at Page 154 of the Land Records of Warren County, Mississippi; LESS AND EXCEPT that land occupied by the Mid-South Rail Corp. for its tracks and right of way, as well as that land which lies South of said Mid-South Rail Corp. tracks and right of way.

The warranty of this conveyance is subject to (i) any and all oil and mineral rights and leases outstanding, (ii) anything that an accurate survey or inspection of the premises would reveal, (iii) any zoning ordinances and restrictive covenants.

Taxes for the year 2003 are to be prorated between the Grantor and the Grantee as of the date of this conveyance, and taxes for the year 2004 and after are to be paid by the Grantee herein.

Witness our signature this the 31st day of October 2003.

MISSISSIPPI LUMBER COMPANY

BY: Gregory M. Evans
GREGORY M. EVANS,
ITS PRESIDENT

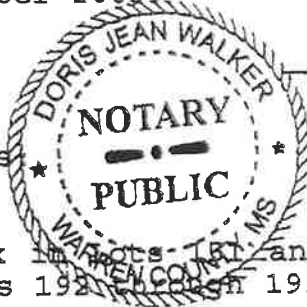
ATTEST: John T. Evans
JOHN T. EVANS, SECRETARY-TREASURER

STATE OF MISSISSIPPI
COUNTY OF WARREN

The undersigned Notary Public in and for said County in said State does hereby certify that Gregory M. Evans, to me personally known as the President of Mississippi Lumber Company, a corporation and also known to me as the person whose name is affixed to the

foregoing instrument, appeared before me this day in person and acknowledged his signing, sealing and delivering the said instrument as the free and voluntary act of said corporation, for the consideration and purposes therein set forth, and that he was duly authorized to execute the same.

In witness whereof I have hereunto set my hand and seal this the 31st day of October 2003



Doris Jean Walker
NOTARY PUBLIC

My commission expires
MY COMMISSION EXPIRES:
NOVEMBER 30, 2005

TO THE CLERK: Index in Lots 151 and 152 in Block 22, Pincardia Subdivision and Lots 192 and 199 in Block 28, Pincardia.

PREPARER OF THIS INSTRUMENT: Lucius B. Dabney, Jr. (#5555), Dabney & Dabney, P. O. Box 947, Vicksburg, MS 39181-0947. Please return this to Dabney & Dabney after recording. The preparer of this instrument did not close this transaction.

GRANTOR
Mississippi Lumber Company, Inc.
1900 Mulberry Street
Vicksburg, MS 39180
601-636-3914

GRANTEE
The Kansas City Southern
Railway Company
427 West 12th Street
Kansas City, MO 64105
816-983-1224

FILED

2003 NOV -4 PM 4:18

DOT MCGEE
CHANCERY CLERK
WARREN CO., MS

NOTICE OF PROPERTY RE-ENTRY

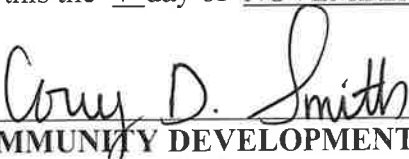
YOU ARE HEREBY NOTIFIED REGARDING

721 CHINA STREET

PPIN #019204 Parcel #094M 19 001029002700

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 two (2) years 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 4 day of NOVEMBER, 2025.



COMMUNITY DEVELOPMENT DIVISION

Property Maintenance/Code Enforcement Department

**For Questions or Further Information please call the City of Vicksburg's Community
Development Division, Code Enforcement/Property Maintenance Department
601-801-3849**

AUGUST 4th, 2025

NOTICE OF PROPERTY RE-ENTRY

YOU ARE HEREBY NOTIFIED REGARDING

721 China St.

PPIN # 02113 Parcel # 02111.0076.000

Pursuant to Mississippi Code Annotated, Section 21-16-11,
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 21-16-11, the City of Vicksburg reserves the authority
to maintain this property for a period of one (1) year from the date of the
hearing which was held regarding the condition of this property
as described herein for the purpose of clearing upon posting this property.

NO ORDERED AND POSTED, this the 4th day of May 2025

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
at 601-631-4529



November 04, 2025 9:44 AM



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

FILE COPY ONLY

RE-ENTRY FORM

November 4, 2025

Kilroy James T Jr & Christi R
721 China Street
Vicksburg MS 39183

NOTICE

Property Identification Number
019204

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 #094M 19 001029002700 721 CHINA STREET

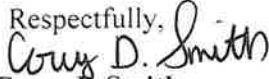
is in such a state of uncleanness/disrepair as to be a menace to the public health and safety of the community in accordance with Section 21-19-11, Mississippi Code of 1972 Annotated, as amended.

-Cut/clean all grass and remove all weeds from around the entire property

Your hearing date is hereby scheduled for **Monday, November 17th, 2025** at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Building, located at 1401 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 cut/clean all grass and remove all weeds on the herein described parcel, adjudicating the actual cost of cut/clean all grass and remove all weeds on 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 cut/clean all grass and remove all weeds from around the entire property, that the City shall proceed to cut/clean all grass and remove all weeds on the property and the City is further authorized by law for a period to time of two (2) years as determined by state statue to re-enter your property without further hearing for the purpose of cut/clean all grass and remove all weeds from around the entire property 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 8a.m. to 5p.m. weekdays. Our phone number is (601) 801-3849. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

Corey D Smith
Zoning Inspector
Community Development Department

Land Roll Inquiry Link

WARREN COUNTY, MS

Today's Date 10/31/2025

Land Roll

Library LANDROLL 2025
Owner Name KILROY JAMES T JR & CHRISTI R
Owner Address 721 CHINA STREET
 VICKSBURG, MS 391830000
Parcel 094M 19 001029002700
Alternate Parcel 75J10LA19002700
PPIN 019204
Judicial District 0
Tax District 0111
Subdivision 1-0010 VICKSBURG PROPER
Section/Township/Range 19/16 /03
Block 29
Street Address 000721 CHINA ST

Aug. 4, 2025

Values								
Class	Cultivated Acres	Cultivated Value	Uncultivated Acres	Uncultivated Value	Total Acres	Improved Value	True Value	Assessed Value
1								
2		23920				43090	67010	10052
Totals		23920				43090	67010	10052

Eligible for Class 1 (Y/N) N

Last Deed Book/Page 1650/ 119 7/27/2020

Current Building Value 00043090
Prior Building Value 00043090
Current Land Value 00023920
Prior Land Value 00023920
Land Use Code Class 1 7140
Land Use Code Class 2 7140

Legal Information

1 LOTS: 198 PT
 PLAT BOOK 1- 69 PAGE- 23
 PLAT BOOK 2- 69 PAGE- 22

Deed Book References

Book-Page Date Type
 1650- 119 7/27/2020 WD
 1292- 759 2/ 3/2003 WD
 1014- 294 8/24/1994
 1014- 288 8/20/1994

DOCUMENTS

	DESCRIPTION	NUMBER OF PAGES	PRICE
View	RECORDING	3	\$ 0.00
View	RECORDING	4	\$ 0.00

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Prepared by:
Robert G. Ellis, (MSB #5113)
Ellis, Dees & Sadler, P.C.
901 Belmont Street
Vicksburg, Mississippi 39180
601-636-5433
20-284

Return to:
Robert G. Ellis
Ellis, Dees & Sadler, P.C.
901 Belmont Street
Vicksburg, Mississippi 39180
601-636-5433

Indexing Instructions: Part of Lots 196, 197 and 198, Square 29 of Vicksburg Proper

WARRANTY DEED

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

James Thomas Kilroy, Jr. aka James T. Kilroy
721 China Street
Vicksburg, MS 39183
Telephone No.: 601- 415-0589
Telephone No.: N/A

hereinafter ("Grantor"), does hereby convey and warrant unto

James T. Kilroy, Jr. and Christi R. Kilroy, husband and wife
721 China Street
Vicksburg, MS 39183
Telephone No.: 601- 415-0589
Telephone No.: N/A

as joint tenants with full rights of survivorship and not as tenants in common, hereinafter ("Grantee"), that certain lot, tract or parcel of land lying and being situated in the County of Warren, State of Mississippi, more particularly described as follows, to-wit:

Tract One:

Parcel One: That part of Lot 198 in Square 29 in that part of the City known as "Vicksburg Proper" beginning at the southeast corner of said Lot, at the intersection of China and Walnut Streets, and running thence West along China Street 40 feet to what is formerly known as the Blum property; thence North 107 feet and 6 inches; thence East 40 feet to Walnut Street; and thence South along Walnut Street 107 feet

Record 2nd

and 6 inches to the place of beginning.

Parcel Two: That part of Lot 198 in Square 29 in that part of said City known as "Vicksburg Proper" commencing at a point on the East line of said Lot 198, 107 feet and 6 inches North from the Southeast corner of said Lot and Square; and running thence West 40 feet; thence North 10 feet; thence East 40 feet to Walnut Street, and thence South along Walnut Street 10 feet to the place of beginning.

Tract Two:

Being a part of Lots 196, 197 and 198, Square 29 of the City of Vicksburg Survey, Book 69 at Pages 22 and 23 of the Land Records of Warren County, Mississippi; also, in irregular Section 19, Township 16 North, Range 3 East of said county, further described by recent survey, as follows:

Commencing at a point at the southeast corner of Lot 198 of Square 29, City of Vicksburg, as recorded in Book 69 at Pages 22 and 23, said point being the intersection of the north line of China Street and the West line of Walnut Street, both having a 66' right of way; thence run along the west line of said Walnut Street and the east line of said Lot 198, North 08°34' 58" East, a distance of 117.50' to a point being the northeast corner of Parcel 2 of that certain instrument conveyed to James T. Kilroy, Db.1292/Pg.759 (PPIN:19204) and the Point of Beginning; from said point leave said right of way and run along the north Kilroy line, North 81°25' 01" West, a distance of 40.00' to a point; thence turn and run along the west Kilroy line, South 08°34' 58" W, a distance of 10.00' to a point begin the northeast corner of that certain John Tuminello parcel conveyed by instrument recorded in Db. 1470./Pg.449 (PPIN:19203); thence run along the north line of the said Tuminello parcel and also with the north line of that certain John Tuminello parcel conveyed by instrument recorded in Db.1432/Pg.588 (PPIN:19202), North 81°25' 01" West, a distance of 107.50' to the northwest corner of said Tuminello (PPIN:19202) and a point in the west line of said Lot 198; thence run along the Lot 198 and Lot 196 west lines, North 08°34' 58" East, a distance of 91.59' to a point; thence leaving the west line of Lot 196 and run thru Lots 196 and 197, South 81°25' 01" East, a distance of 147.50' to a point in the east line of Lot 197 and the west right of way of Walnut Street; run thence with said lot line and right of way, South 08°34' 58" West, a distance of 81.59' to the Point of Beginning, containing 0.30 acres, more or less.

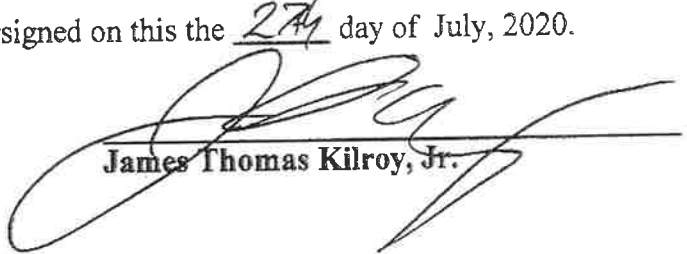
Tract One is the same property conveyed by Vicksburg Foundation For Historic Perservation to James T. Kilroy, Jr by warranty deed dated February 3, 2003 and recorded in Book 1232 at Page 759 of the Land Reocords of Warren County, Mississippi. Tract Two is the same property conveyed by John M. Tuminello to James Thomas Kilroy, Jr. by warranty deed dated May 1, 2018 and recorded in Book 1618 at Page 806 of the Land Records of Warren County, Mississippi.

The warranty of this conveyance is subject to the following:

- a. Oil, gas and mineral rights reserved or conveyed by prior owners.
- b. Any and all matters which would be revealed by an accurate survey and inspection of the premises.

- c. Restrictive Covenants, if any, affecting the property as they appear of record in the Land Records of Warren County, Mississippi.
- d. Governmental regulations and zoning ordinances, if any, affecting the property.
- e. Any and all easements of record.

WITNESS the signature of the undersigned on this the 27th day of July, 2020.

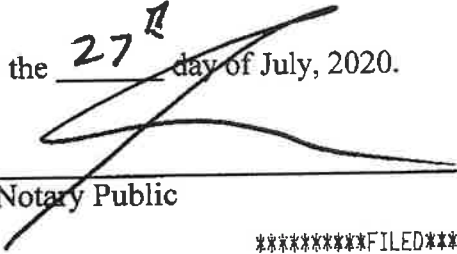

James Thomas Kilroy, Jr.

STATE OF MISSISSIPPI

COUNTY OF WARREN

PERSONALLY appeared before me, the undersigned Notary Public in and for said County and State, the within named **James Thomas Kilroy, Jr.** who acknowledged that he executed, signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN under my Hand and Official Seal this the 27th day of July, 2020.


Notary Public

My Commission Expires:



*****FILED*****
AUGUST 3 2020 08:07 AM
Instrument 375971
Book 1650 Page 119
Warren County Mississippi
Donna F. Hardy, Chancery Clerk

Nt Jee
172

BOOK 1292 PAGE 759

193496

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **VICKSBURG FOUNDATION FOR HISTORIC PERESRVATION** does hereby convey and warrant unto **JAMES T. KILROY, JR.**, 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:

(As per attached Schedule "A")

The warranty of this conveyance is subject to all oil, gas and mineral reservations, leases and royalty transfers of record affecting the aforescribed property.

The warranty of this conveyance is subject to any and all protective covenants, easements and/or rights of way or governmental ordinances or regulations of record among the Warren County Land Records affecting subject property.

Grantor and Grantee acknowledge that subject property is currently tax exempt and upon transfer of title to Grantee will be fully assessed and taxed for the 2004 tax year and future years.

The warranty of this conveyance is further subject to the covenants, terms and conditions of the first Urban Renewal Plan of the City of Vicksburg as set forth in Plat Book 2 at Page 40 and Book 498 at Page 176 and Book 496 at Page 337 and the second Urban Renewal Plan of the City of Vicksburg as set forth in Book CV at Page 1 et seq. all as filed in the Land Records of Warren County, Mississippi.

The warranty of this conveyance is subject to the fact that said property lies within the Historic District as designated by the City of Vicksburg and any and all ramifications thereof.

Grantor herein conveys and sells subject property and any and all improvements located thereon to Grantee herein in an "as is" condition as of the date of this deed and Grantor makes no warranties, guarantees or representations of any nature or sort as to the

condition of said property and the improvements and fixtures located thereon. Grantee, by acceptance and delivery of this deed, specifically agrees to the above condition.

The warranty of this conveyance is subject to any and all matters pertaining to or arising from the existence of any hazardous or toxic substances and/or structures, if any, lying in, on or under subject property and Grantor shall have no liability of any nature or sort as to same and Grantee, by acceptance and delivery of this deed, specifically agrees to this condition.

Grantor and Grantee acknowledge that the improvements located on subject property house the contents of The Vicksburg Animal Museum and said museum is and shall be operated as a public attraction by Grantor. The parties hereto shall simultaneous with delivery of this deed execute a lease by and between themselves as to the use of said ground floor and its operation as a Museum. The parties specifically understand that the sale and transfer of subject property does not include any of the contents of the Vicksburg Animal Museum, said ownership to remain in Grantor herein.

WITNESS the signatures of the undersigned on this the 3rd day of February, 2003.

VICKSBURG FOUNDATION FOR HISTORIC
PRESERVATION

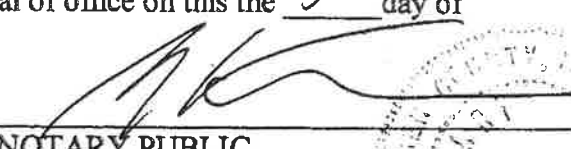
BY:

William J. Janyer

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY appeared before me, the undersigned authority in and for said jurisdiction aforesaid the within named, Malcolm Sampey, who acknowledged that he/she is President of Vicksburg Foundation for Historic Preservation. and that he/she as such officer and for and on behalf of said corporation signed, sealed and delivered the above and foregoing instrument for the purposes recited on the date therein set forth all as and for the act and deed of said corporation, he/she being duly authorized so to do.

GIVEN under my hand and official seal of office on this the 3rd day of February, 2003.


NOTARY PUBLIC

My Commission Expires: 2-4-04



GRANTOR'S ADDRESS:

P.O. Box 254
Vicksburg, MS 39180
Home Phone: N/A
Work Phone: (601) 636-5010

GRANTEE'S ADDRESS:

721 China Street
Vicksburg, MS 39180
Home Phone: (601)
Work Phone (601)

DOCUMENT PREPARED BY:

Mihalyka Law Office
919 Belmont Street
P. O. Box 1446
Vicksburg, MS 39180
601-638-4151
FAX: 601-638-9181
MSB #03016

INDEX IN:

Pt Lot 198, Square 29 Vicksburg Proper

SCHEDULE "A"

Parcel One

That part of Lot 198 in Square 29 in that part of said City known as "Vicksburg Proper", beginning at the southeast corner of said Lot, at the intersection of China and Walnut Streets, and running thence West along China Street 40 feet to what was formerly known as the Blum property; thence North 107 feet and 6 inches; thence East 40 feet to Walnut Street; and thence South along Walnut Street 107 feet and 6 inches to the place of beginning;

Parcel Two

That part of Lot 198 in Square 29 in that part of said City known as "Vicksburg Proper", commencing at a point on the East line of said Lot 198, 107 feet and 6 inches North from the Southeast corner of said Lot and Square; and running thence West 40.00 feet; thence North 10.00 feet; thence East 40.00 feet to Walnut Street, and thence South along Walnut Street 10.00 feet to the place of beginning.

Attached to and made a part of that certain Warranty Deed executed by Vicksburg Foundation For Historic Preservation to James T. Kilroy, Jr. dated the _____ day of February, 2003

Vicksburg Foundation For Historic Preservation

BY: *Malcolm J. Jany*

FILED

03 FEB -4 PM 12:49

DOT MOGEE
CHIEF CLERK
W. J. MISS

NOTICE OF PROPERTY RE-ENTRY

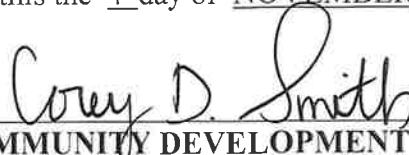
YOU ARE HEREBY NOTIFIED REGARDING

422 DEPOT STREET

PPIN #018150 Parcel #094X 22 217023002100

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 two (2) years 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 4 day of NOVEMBER, 2025.



COMMUNITY DEVELOPMENT DIVISION
Property Maintenance/Code Enforcement Department

**For Questions or Further Information please call the City of Vicksburg's Community
Development Division, Code Enforcement/Property Maintenance Department
601-801-3849**

AUGUST 18th, 2025

NOTICE OF PROPERTY RE-ENTRY

YOU ARE HEREBY NOTIFIED REGARDING

422 Depot St.

PPIN # 01432

Parcel # 044X 22 2410280024

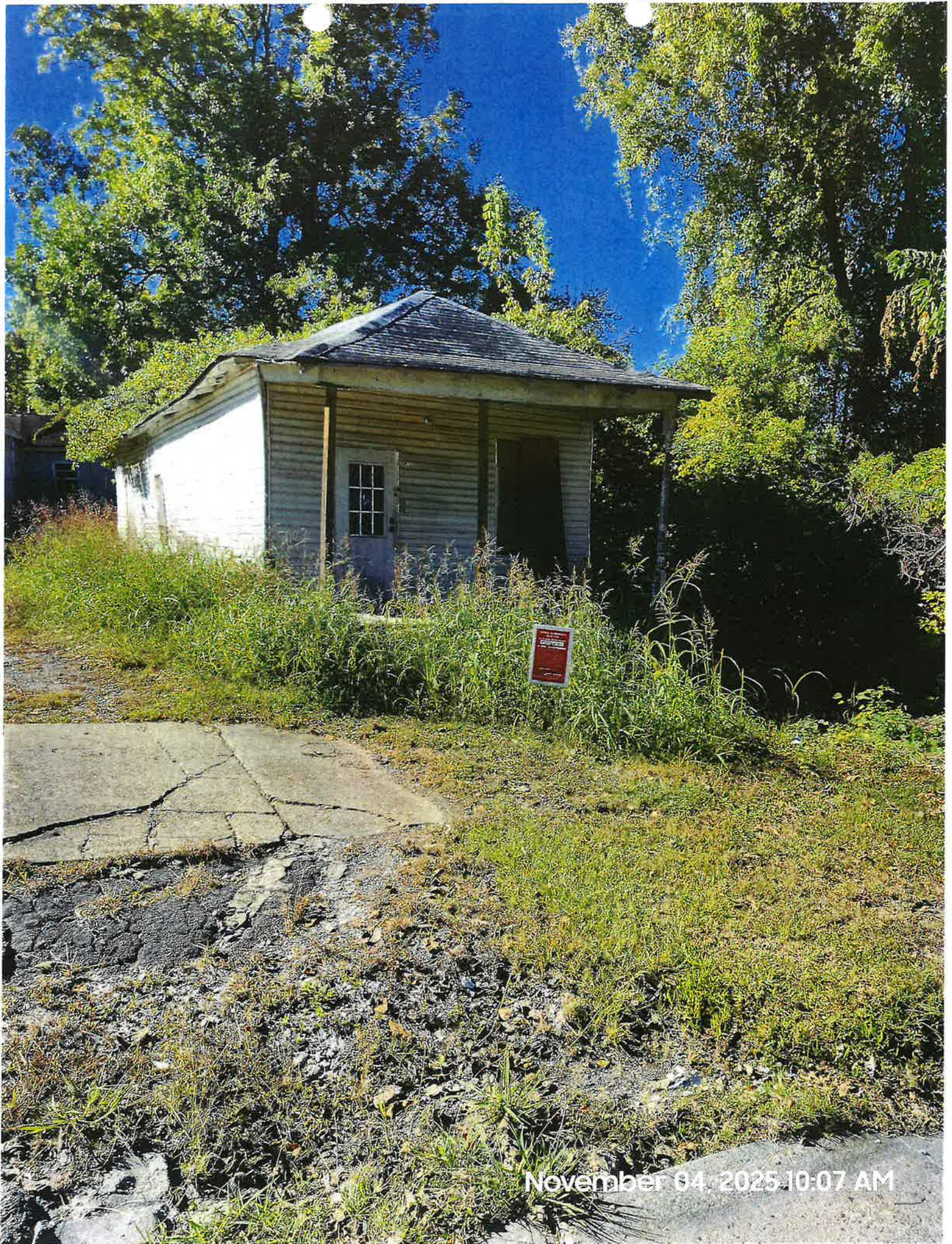
that pursuant to Mississippi Code Annotated, Section 21-19-11,
the City of Vicksburg is hereby notified to enter the above referenced property
for the purpose of inspecting the property and compliance with local
codes and ordinances. Notice is also given that pursuant to Mississippi Code
Annotated, Section 21-19-11, the City of Vicksburg is given the authority
to remove the property for a period of one (1) year from the date of the
hearing which was held regarding the condition of the property,
without further hearing for the purpose of clearing up the property.

NOTICE OF ENTRY AND POSTING, this the 11th day of November 2025

COMMUNITY DEVELOPMENT DIVISION
Property Maintenance Code Enforcement Department

For Questions or Further Information please call the City of Vicksburg's Community
Development Division, Code Enforcement Property Maintenance Department
601-634-4524

November 04, 2025 10:07 AM



November 04, 2025 10:07 AM



CITY of VICKSBURG

Community Development Division

Jeff Richardson
Director

(601) 634-4528
819 South Street

Fax (601) 619-7885
Vicksburg, MS 39181

FILE COPY ONLY

RE-ENTRY FORM

November 4, 2025

BROOKS DEMETRIC SR
422 ½ DEPOT STREET
VICKSBURG MS 39180

NOTICE

Property Identification Number

018150

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 #094X 22 217023002100 422 DEOPT STREET

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

-Cut/clean all grass and remove all weeds from around the entire property

-Remove all inoperable/junk vehicles/boats from around the entire property

Your hearing date is hereby scheduled for **Monday, November 17th, 2025** at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Building, located at 1401 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 cut/clean all grass and remove all weeds and remove all inoperable/junk vehicles/boats from around the entire property on the herein described parcel, adjudicating the actual cost of cut/clean all grass and remove all weeds and remove all inoperable/junk vehicles/boats on 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.

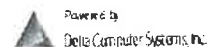
You are further notified that if the Mayor and Aldermen determine at that hearing that your property is in need of cut/clean all grass and remove all weeds and remove all inoperable/junk vehicles/boats from around the entire property, that the City shall proceed to cut/clean all grass and remove all weeds on the property and the City is further authorized by law for a period to time of two (2) years as determined by state statute to re-enter your property without further hearing for the purpose of cut/clean all grass and remove all weeds and remove all inoperable/junk vehicles/boats from around the entire property 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 8a.m. to 5p.m. weekdays. Our phone number is (601) 801-3849. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

Corey D. Smith
Zoning Inspector
Community Development Department

Warren County Mississippi



Land Roll Inquiry Link

WARREN COUNTY, MS

Today's Date 10/31/2025

Land Roll

Library LANDROLL 2025
Owner Name BROOKS DEMETRIC SR
Owner Address 422 1/2 DEPOT ST
 VICKSBURG, MS 39180
Parcel 094X 22 217023002100
Alternate Parcel 75110PC22002100
PPIN 018150
Judicial District 0
Tax District 0110
Subdivision 1-2170 PINCARDIA
Section/Township/Range 22/ 16/03
Block 23
Street Address 000422 DEPOT ST

Aug 18, 2025

Values								
Class	Cultivated Acres	Cultivated Value	Uncultivated Acres	Uncultivated Value	Total Acres	Improved Value	True Value	Assessed Value
1								
2		7000				13600	20600	3090
Totals		7000				13600	20600	3090

Eligible for Class 1 (Y/N) N

Last Deed Book/Page 1224/111 1/ 4/2001

Current Building Value 00013600
Prior Building Value 00013600
Current Land Value 00007000
Prior Land Value 00007000
Land Use Code Class 1 1110
Land Use Code Class 2 1110

Legal Information

1 LOTS: 157 PT & PT LOT 158
 PLAT BOOK 1- O PAGE- 154
 ALSO: PT LOT 33 UPPER COTTON PRESS
 PLAT BOOK 1- Y PAGE-140

Deed Book References

Book-Page **Date Type**
 1224- 111 1/ 4/2001 WD

DOCUMENTS

DESCRIPTION	NUMBER OF PAGES	PRICE
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NOTICE OF PROPERTY RE-ENTRY

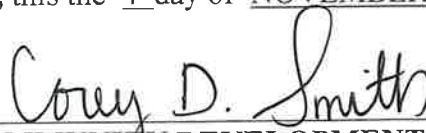
YOU ARE HEREBY NOTIFIED REGARDING

422 1/2 DEPOT STREET

PPIN #018150 Parcel #094X 22 217023002100

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 two (2) years 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 4 day of NOVEMBER, 2025.



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

**For Questions or Further Information please call the City of Vicksburg's Community
Development Division, Code Enforcement/Property Maintenance Department
601-801-3849**

AUGUST 18th, 2025

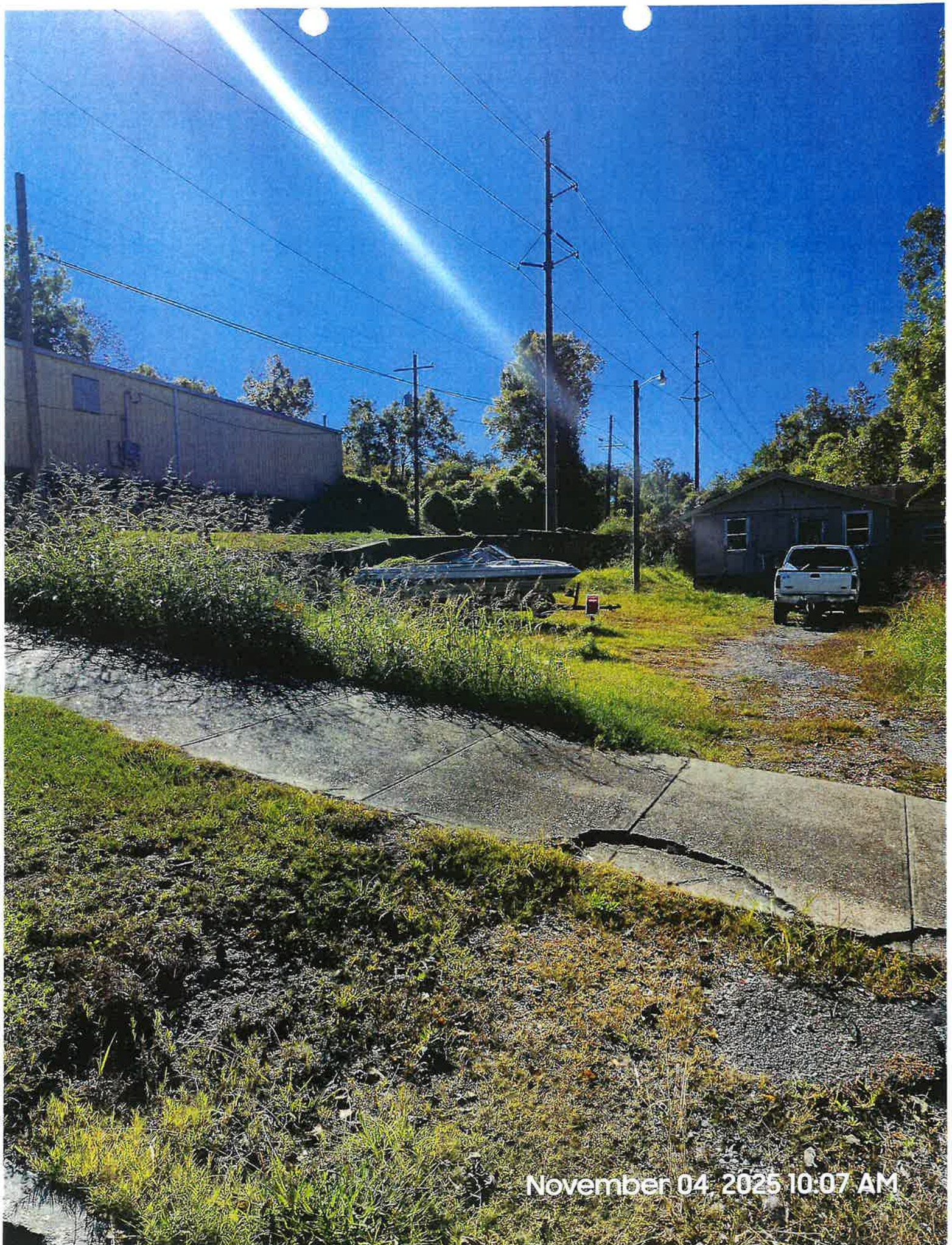
NOTICE OF PROPERTY
RE-ENTRY

YOU ARE HEREBY NOTIFIED BECAUSE

422 1/2 Decot St

ATTN: [redacted] Parcel # [redacted]

November 04, 2025 10:08 AM



November 04, 2025 10:07 AM

Land Roll Inquiry Link

WARREN COUNTY, MS

Today's Date 10/31/2025

Land Roll

Library LANDROLL 2025

Owner Name BROOKS DEMETRIC SR

Owner Address 422 1/2 DEPOT ST
VICKSBURG, MS 39180

Parcel 094X 22 217023002100

Alternate Parcel 75J10PC22002100

PPIN 018150

Judicial District 0

Tax District 0110

Subdivision 1-2170 PINCARDIA

Section/Township/Range 22/ 16/03

Block 23

Street Address 000422 DEPOT ST

Aug. 18, 2025

Values								
Class	Cultivated Acres	Cultivated Value	Uncultivated Acres	Uncultivated Value	Total Acres	Improved Value	True Value	Assessed Value
1								
2		7000				13600	20600	3090
Totals		7000				13600	20600	3090

Eligible for Class 1 (Y/N) N

Last Deed Book/Page 1224/111 1/ 4/2001

Current Building Value 00013600

Prior Building Value 00013600

Current Land Value 00007000

Prior Land Value 00007000

Land Use Code Class 1 1110

Land Use Code Class 2 1110

Legal Information

1 LOTS: 157 PT & PT LOT 158
PLAT BOOK 1- O PAGE- 154
ALSO: PT LOT 33 UPPER COTTON PRESS
PLAT BOOK 1- Y PAGE-140

Deed Book References

Book-Page Date Type

1224- 111 1/ 4/2001 WD

DOCUMENTS

DESCRIPTION	NUMBER OF PAGES	PRICE
*****NO IMAGES AVAILABLE*****		

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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

FILE COPY ONLY

RE-ENTRY FORM

November 4, 2025

BROOKS DEMETRIC SR
422 ½ DEPOT STREET
VICKSBURG MS 39180

NOTICE

Property Identification Number

018150

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 #094X 22 217023002100 422 1/2 DEOPT STREET

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

-Cut/clean all grass and remove all weeds from around the entire property

-Remove all inoperable/junk vehicles/boats from around the entire property

Your hearing date is hereby scheduled for **Monday, November 17th, 2025** at 10 a.m. before the Board of Mayor and Aldermen in the Board Room of the City Hall Annex Building, located at 1401 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 cut/clean all grass and remove all weeds and remove all inoperable/junk vehicles/boats from around the entire property on the herein described parcel, adjudicating the actual cost of cut/clean all grass and remove all weeds and remove all inoperable/junk vehicles/boats on 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 cut/clean all grass and remove all weeds and remove all inoperable/junk vehicles/boats from around the entire property, that the City shall proceed to cut/clean all grass and remove all weeds on the property and the City is further authorized by law for a period to time of two (2) years as determined by state statute to re-enter your property without further hearing for the purpose of cut/clean all grass and remove all weeds and remove all inoperable/junk vehicles/boats from around the entire property 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 8a.m. to 5p.m. weekdays. Our phone number is (601) 801-3849. A representative of the Community Development Department will be available prior to the meeting to discuss the property with you.

Respectfully,

Corey D Smith

Zoning Inspector

Community Development Department

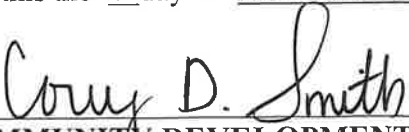
NOTICE OF PROPERTY RE-ENTRY

**YOU ARE HEREBY NOTIFIED REGARDING
LEVEE STREET**

PPIN #031215 Parcel #094P 19 22301 001801

that pursuant to Mississippi Code Annotated, Section 21-19-11,
the City of Vicksburg intends to re-enter the above-referenced property
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Annotated, Section 21-19-11, the City of Vicksburg is given the authority
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SO ORDERED AND POSTED, this the 4 day of NOVEMBER, 2025.



COMMUNITY DEVELOPMENT DIVISION

Property Maintenance/Code Enforcement Department

**For Questions or Further Information please call the City of Vicksburg's Community
Development Division, Code Enforcement/Property Maintenance Department
601-801-3849**

AUGUST 18th, 2025

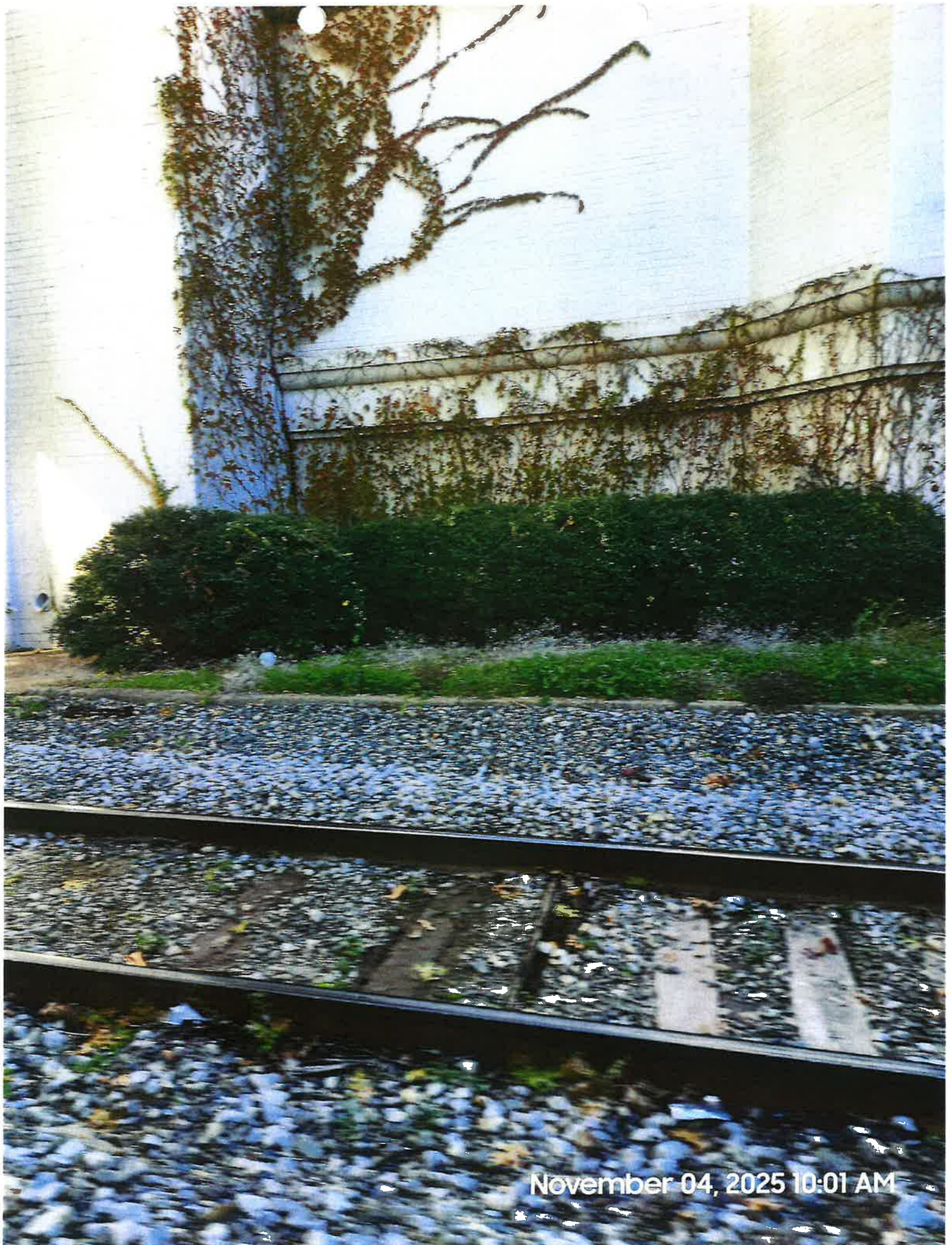
YOU ARE HEREBY NOTIFIED REGARDING

1771-05109 Parcel # 02-2 N 73.01 008.0

WHOLE FOODS MARKET, Inc. 2004

For questions or further information please contact the U.S. Fish and Wildlife Service
Department of Commerce, Fish and Wildlife Service, Fisheries Management Department
and 40202





November 04, 2025 10:01 AM



For Del
Ca
601-218

November 04, 2025 10:03 AM