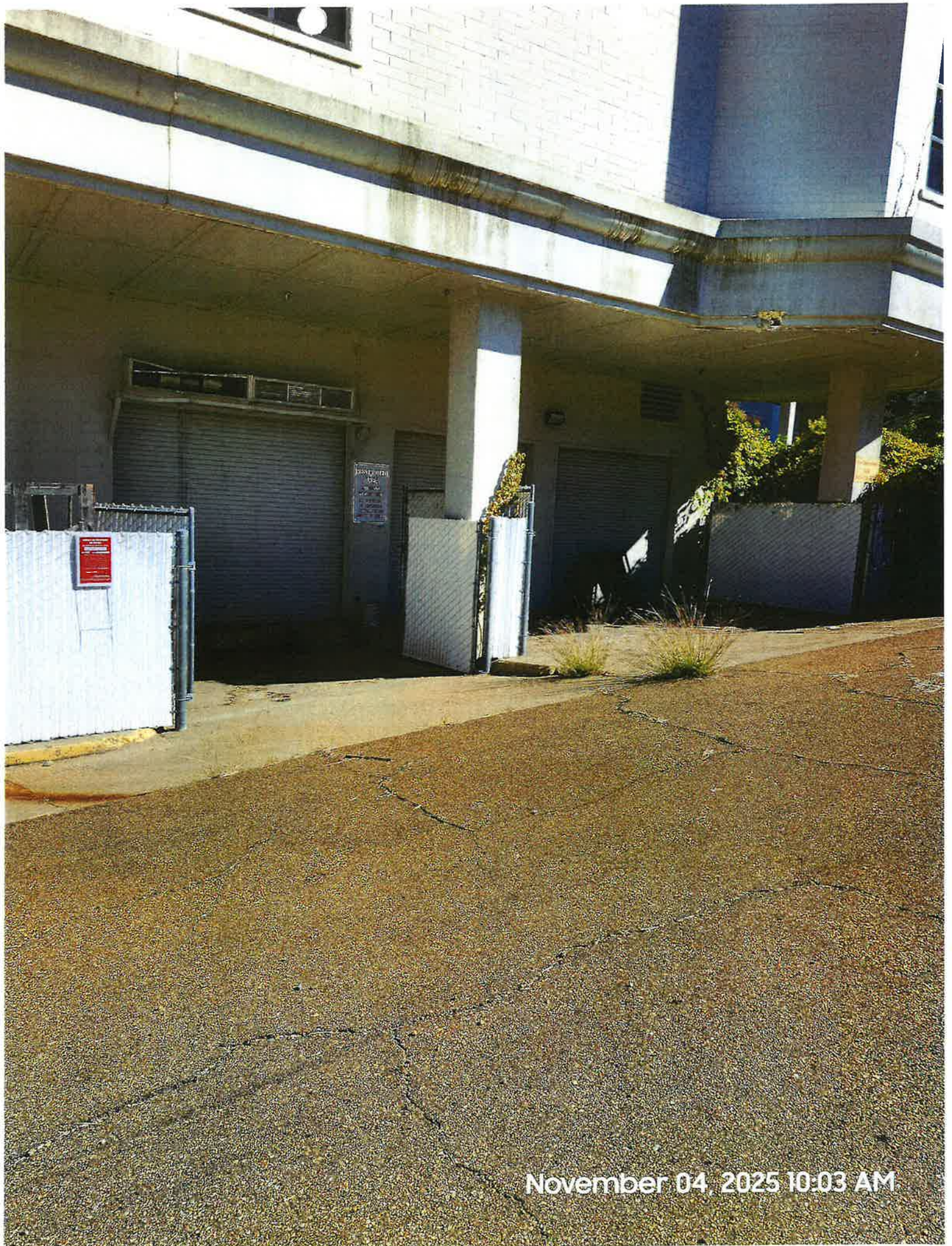




November 04, 2025 10:02 AM



November 04, 2025 10:03 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

3.0 LLC
195 BEACH BLVD
BILOXI MS 39530

NOTICE

Property Identification Number
031215

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 #094P 19 22301 001801 LEVEE 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 3 0 LLC

Owner Address 195 BEACH BLVD
BILOXI, MS 39530

Parcel 094P 19 2230I 001801

Alternate Parcel 75J10LD19001800

PPIN 031215

Judicial District 0

Tax District 0111

Subdivision 1-2230 S.S. PRENTISS - MARSHALL RES.

Section/Township/Range 19/16 /03

Block 1

Street Address

AUG. 18 2025

Values								
Class	Cultivated Acres	Cultivated Value	Uncultivated Acres	Uncultivated Value	Total Acres	Improved Value	True Value	Assessed Value
1								
2		104100				656470	760570	114086
Totals		104100				656470	760570	114086

Eligible for Class 1 (Y/N) N

Last Deed Book/Page 1598/ 591 10/20/2016

Current Building Value 00656470

Prior Building Value 00656470

Current Land Value 00104100

Prior Land Value 00104100

Legal Information

1 LOTS: 1 THRU 4

PLAT BOOK 1- Y PAGE 555

ALSO PT LOTS 116-120 BLK K OF

MARSHALL RES OF SS PRENTISS;

ALSO CLOSED PORTION OF

CRAWFORD ST & FRONT ST

Deed Book References

Book-Page Date Type

1598- 591 10/20/2016 SWD

1554- 12 7/15/2013 SWD

1520- 572 3/25/2011 SWD

1520- 568 3/23/2011 SWD

DOCUMENTS			
	DESCRIPTION	NUMBER OF PAGES	PRICE
	SPEC WARRANTY DEED	9	\$ 0.00
	SPEC WARRANTY DEED	7	\$ 0.00
	SPEC WARRANTY DEED	7	\$ 0.00

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INSTRUMENT
341944
BOOK 1598
PAGE 591
9 PAGES

Prepared By:
William J. Little, Jr.
Lentz & Little, P.A.
2505 14th Street, Suite 100
Gulfport, MS 39501
(228) 867-6050

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**STATE OF MISSISSIPPI
COUNTY OF WARREN**

SPECIAL WARRANTY DEED

INDEXING INSTRUCTIONS:

Lots 1 - 4, Marshall's re-survey of Square 1 of Prentiss
Lots 295 - 299, Part of Lots 300 - 304, Block 63, Vicksburg Proper
Lots 132 through 142, Square M, Book J at Page 433
Lots 121 through 131, Square L, Book J at Page 433
Part of Lots 108 - 120, Block K, Marshall re-survey of S. S. Prentiss
Lots 7-11 and Part of Lots 1 - 6 Marshall re-survey of Owen Rhodes
Lot 5 and Part of Lots 8 - 9, Owen Rhodes
Lots 143 - 149 and Part of Lot 150 Square N, Book J at Page 433
Part NW 1/4 of SW 1/4, Section 19, T16N, R3E

Grantor:
Vicksburg Hotel, LLC
660 Bay Cove Drive
Biloxi, MS 39532
(228)217-6602

Grantee:
3.0, LLC
195 Beach Blvd.
Biloxi, MS 39530
(228)217-6602

This Special Warranty Deed is made and entered into this 20th day of October, 2016, by and between Vicksburg Hotel, LLC, hereinafter referred to as "Grantor", and 3.0, LLC, hereinafter referred to as "Grantee".

WITNESS that Grantor, in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration to Grantors duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents does hereby specially warrant, grant and convey to Grantee, the real estate situated in Warren County, Mississippi, described in Exhibit "A" attached hereto.

To have and to hold same, together with the appurtenances, and all the estate, title and interest of Grantor therein. Grantor hereby covenants and agrees that at the delivery hereof, it is the lawful owner of the real estate above granted, and seized of a good and indefeasible title thereto.

Grantor will warrant and defend same, only against claims arising out of the period of time Grantor has held title to the real estate against all persons lawfully claiming the same by and through Grantor only, and no other claims.

This conveyance is made subject to easements for utilities, drainage, road right-of-ways and oil, gas and mineral leases and reservations, if any, and ad valorem taxes not yet due and payable.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed, all by authority duly given, the day and year first above written.

GRANTOR:

VICKSBURG HOTEL, LLC

BY: Lori Stewart, Manager
Lori Stewart, Its Manager

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, on this 20th day of October, 2016, within my jurisdiction, the within named Lori Stewart who acknowledged that she is the Manager of Vicksburg Hotel, LLC and that for and on behalf of said limited liability company, and as its act and deed, she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Sherie Lynne Adams
NOTARY PUBLIC

My Commission Expires:

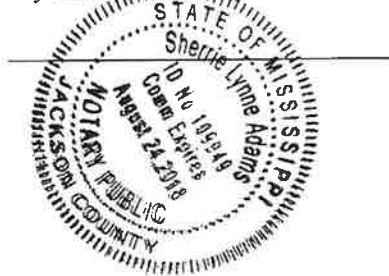


EXHIBIT "A"

PARCEL 3 (A1):

Beginning at the Southwest corner of Lot 1 of C. K. Marshall's re-survey of Square 1 of the Prentiss Survey in the City of Vicksburg known as "Commons", a plat of which is recorded in Deed Book Y, Page 555 of the Land Records of Warren County, Mississippi; thence N 65-37-00 W, 40.61 feet along the North right-of-way of Crawford Street; thence along the face of a building the following courses and distances: N 23-54-28 E, 11.15 feet; N 69-25-12 E, 7.06 feet; N 24-45-38 E, 32.82 feet; N 20-47-35 W, 7.06 feet; N 24-12-52 E, 14.14 feet; N 69-25-12 E, 7.10 feet; N 24-13-30 E, 32.73 feet; N 19-07-43 E, 7.30 feet; N 24-25-50 E, 10.01 feet; thence leaving said face of building, N 29-34-28 E, 6.92 feet; thence S 65-37-00 E, 40.00 feet; thence S 24-23-00 W, 128.00 feet to the Point of Beginning containing 0.11 acres, more or less, and being situated in Section 19, T.16 N., R3 E. [Part of Restaurant/ Service Building]

PARCEL 3 (A2):

Commencing at the Southwest corner of Lot 1 of C. K. Marshall's resurvey of Square 1 of the Prentiss Survey in the City of Vicksburg known as "Commons", a plat of which is recorded in Deed Book Y, Page 555 of the Land Records of Warren County, Mississippi; thence N 65-37-00 W, 40.61 feet along the North right-of-way of Crawford Street to the Point of Beginning of the herein described parcel; thence N 65-37-00 W, 2.39 feet; thence S 24-23-00 W, 20.00 feet to a point in Crawford Street; thence N 65-37-00 W, 49.91 feet to a point on the West face of the flood wall; thence along said flood wall, S 41-50-51 W, 10.48 feet to a point on the centerline of Crawford Street; thence along said centerline of Crawford Street extended, N 65-37-00 W, 234.23 feet to the low water line of the Yazoo Diversion Canal (formerly the Mississippi River), said low water line being a gage reading of "0" on the Vicksburg, Mississippi River Bridge Gage; thence meandering along said low water line a chord of N 30-20-07 E, 402.17 feet; thence S 65-37-00 E, 286.57 feet to the western face of the Vicksburg City Front flood wall; thence along said western face of the flood wall the following courses: N 84-42-11 W, 36.35 feet; S 44-02-37 W, 35.55 feet; N 46-34-23 W, 4.87 feet; S 44-45-43 W, 6.32 feet; S 46-31-06 E, 4.75 feet; S 42-21-53 W, 17.88 feet; S 24-44-33 W, 167.11 feet; S 36-31-18 W, 6.78 feet; thence leaving said flood wall, S 65-37-00 E, 18.63 feet; thence S 29-34-28 W, 6.92 feet to a point on the face of a building; thence along the face of a building the following courses and distances: S 24-25-50 W, 10.01 feet; S 19-07-43 W, 7.30 feet; S 24-13-30 W, 32.73 feet; S 69-25-12 W, 7.10 feet; S 24-12-52 W, 14.14 feet; S 20-47-35 E, 7.06 feet; S 24-45-38 W, 32.82 feet; S 69-25-12 W, 7.06 feet; S 23-54-28 W, 11.15 feet to the Point of Beginning, containing 2.40 acres, more or less, and being situated in Section 19, T.16 N., R3 E. [Riverboat Casino Area]

PARCEL 3 (B):

Commencing at the Southwest corner of Lot 1 of C. K. Marshall's re-survey of Square 1 of the Prentiss Survey in the City of Vicksburg known as "Commons", a plat of which is recorded in Deed Book Y, Page 555 of the Land Records of Warren County, Mississippi; thence N 65-37-00 W, 43.00 feet along the North right-of-way of Crawford Street; thence S 24-23-00 W, 20.00 feet to a point in Crawford Street; thence N 65-37-00 W, 49.91 feet to a point on the West face of the flood wall; thence along said flood wall, S 41-50-51 W, 10.48 feet to a point on the centerline of Crawford Street; thence along said centerline of Crawford Street extended, N 65-37-00 W, 234.23 feet to a point intersecting the low water line of the Yazoo Diversion Canal (formerly the Mississippi River), said low water line being a gage reading of "0" on the Vicksburg, Mississippi River Bridge Gage and said point being the Point of Beginning of the herein described parcel; thence continuing along the centerline of Crawford Street extended, N 65-37-00 W, 20.00 feet; thence N 30-40-00 E, 105.24 feet; meanderings of a chord of S 19-44-00 W, 104.95 feet to the Point of Beginning containing 0.02 acres, more or less, and being situated in Section 19, T.16 N., R3 E. [Riverboat Casino Area]

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EXHIBIT "A"

PARCEL 3 (C):

Commencing at the Northwest corner of Lot 4 of C. K. Marshall's re-survey of Square I of the Prentiss Survey in the City of Vicksburg known as "Commons", a plat of which is recorded in Deed Book Y, Page 555 of the Land Records of Warren County, Mississippi; thence N 65-37-00 E, 40.00 feet to the western right of way of Common's Street, said point being the Point of Beginning of the herein described tract; thence along western right of way of Common's Street, N 24-23-00 E, 219.94 feet to the western face of the Vicksburg City Front flood wall; thence along said western face of the flood wall the following courses and distances: S 44-02-37 W, 24.74 feet; N 46-34-23 W, 4.87 feet; S 44-45-43 W, 6.32 feet; S 46-31-06 E, 4.75 feet; S 42-21-53 W, 17.88 feet; S 24-44-33 W, 167.11 feet; S 36-31-18 W, 6.78 feet; thence leaving said flood wall, S 65-37-00 E, 18.63 feet to the western right of way of Common's Street, being the Point of Beginning, containing 0.076 acres, more or less, and being situated in Section 19, T.16 N., R3 E. [Chiller Pad Area]

PARCEL 5:

The entire space or area situated above a horizontal plane of 125.50 feet National Geodetic Vertical Datum and beneath a horizontal plane of 201.60 feet National Geodetic Vertical Datum, directly above the tract of land described as follows: Commencing at a point on the West line of Levee Street being the Southeast corner of Lot 1 of C. K. Marshall's Re-Survey of Square "I" of the Prentiss Survey in the City of Vicksburg known as "Commons", a plat of which is found in Deed Book "Y" page 555 of the Land Records of Warren County, Mississippi; thence with the East line of said Square "I" and West line of Levee Street, N 24-23-00 E, 24.93 feet to the point of beginning of the herein described parcel; thence continuing with the East line of Square "I" and West line of Levee Street N 24-23-00 E, 81.09 feet; thence S 81-28-27 E, 71.74 feet to the East line of Levee Street; thence with the East line of Levee Street, S 23-12-00 W, 8.97 feet; thence with the East line of Levee Street, S 17-32-29 W, 70.18 feet; thence N 81-28-27 W, 80.63 feet to the West line of Levee Street, being the Point of Beginning. [Air Right Property/Levee Street]

PARCEL 6:

PARCEL (6A): Lots 1, 2, 3, and 4 of that certain survey in the City of Vicksburg, known as C. K. Marshall's Subdivision of Square I of the S. S. Prentiss Survey, a plat of which is recorded in Deed Book "Y" at Page 555 of the Records of Deeds of Warren County, Mississippi, and being situated in Section 19, T.16 N., R3 E.

PARCEL (6B): The entire space or area situated above a horizontal plane of 110.50 feet National Geodetic Vertical Datum and beneath a horizontal plane of 175.00 feet National Geodetic Vertical Datum, directly above the two parcels of land [Air Right Property/Crawford Street] as follows:

PARCEL (6B1): Commencing at the Southeast corner of Lot I of C. K. Marshall's Re-Survey of Square "I" of the Prentiss Survey in the City of Vicksburg known as "Commons", a plat of which is recorded in Deed Book "Y" Page 555 of the Land Records of Warren County, Mississippi; thence N 65-37-00 W, 3.00 feet along the North right of way of Crawford Street to the Point of Beginning; thence S 24-23-00 W, 7.00 feet to a point in Crawford Street; thence N 65-37-00 W, 29.00 feet; thence N 24-23-00 E, 7.00 feet to a point on the North right of way of Crawford Street; thence along said North right of way of Crawford Street, S 65-37-00 E, 29.00 feet to the Point of Beginning. [Air Right Property/Crawford Street by Levee Street]

(14)

EXHIBIT "A"

PARCEL (6BII): Commencing at the Southeast corner of Lot 1 of C.K. Marshall's Re-Survey of Square "I" of the Prentiss Survey in the City of Vicksburg known as "Commons", a plat of which is recorded in Deed Book "Y", Page 555 of the Land Records of Warren County, Mississippi; thence N 65-37-00 W, 89.00 feet along the North right of way of Crawford Street to the Point of Beginning; thence S 24-23-00 W, 7.00 feet to a point in Crawford Street; thence N 65-37-00 W, 29.00 feet; thence N 24-23-00 E, 7.00 feet to a point on the North right of way of Crawford Street; thence along said North right of way of Crawford Street, S 65-37-00 E, 29.00 feet to the Point of Beginning. [Air Right Property/Crawford Street by Commons Street]

PARCEL 8:

That certain lot, tract or parcel of land lying and being situated in the City of Vicksburg, County of Warren, State of Mississippi, more particularly described as follows:

That certain parcel being a part of Lots 300, 301, 302, 303, and 304 in Square 63 of that certain survey known as Vicksburg Proper and more particularly described as follows: Beginning at the intersection of the North line of Crawford Street and West line of Mulberry Street; thence with the North line of Crawford Street, N 81-28-27 W, a distance of 198.50 feet to a point; thence N 24-33-11 E, a distance of 308.50 feet to a point on the South line of Clay Street; thence with the South line of Clay Street, S 81-19-51 E, a distance of 113.38 feet to a point marking the intersection of the South line of Clay Street and the West line of Mulberry Street; thence with the West line of Mulberry Street, S 08-32-06 W, a distance of 296.47 feet to the Point of Beginning, containing 1.061 acres more or less, said property being situated in Section 19, T.16 N., R3 E.

PARCEL 9:

Beginning at the intersection of the North line of Crawford Street and the West line of Mulberry Street; thence with the West line of Mulberry Street, S 08-32-06 W, 66.00 feet to the South line of Crawford Street; thence with the South line of Crawford Street, N 81-28-27 W, 297.58 feet to the East line of Levee Street; thence with the East line of Levee Street, N 32-56-40 E, 72.48 feet to the North line of Crawford Street; thence with the North line of Crawford Street, S 81-28-27 E, 267.63 feet to the West line of Mulberry Street, being the Point of Beginning, containing 0.43 acres, more or less, said property being situated in Section 19, T.16 N., R3 E. [Crawford Street - Vacated]

PARCEL 10:

That certain real property situated in the City of Vicksburg, County of Warren, State of Mississippi, being a part of Block 63 of Vicksburg Proper as per plat thereof recorded in the Land Records of Warren County, Mississippi, more particularly described as follows: Commence at the Southeast corner of the aforementioned Block 63, N 81-28-27 W, along the North line of Crawford Street a distance of 198.50 feet to the Point of Beginning of the herein described land; thence N 24-33-11 E a distance of 308.50 feet to the South line of Clay Street; thence N 81-23-27 W, along the South line of Clay Street a distance of 84.71 feet to the new East line of Levee Street; thence S 23-12-00 W, along the new East line of Levee Street a distance of 225.67 feet; thence continuing along the new East line of Levee Street being along a curve having a radius of 401.76 feet, and tangent to the last mentioned course, a distance of 79.43 feet to the North line of Crawford Street, said point being S 17-32-29 W, a distance of 79.30 feet from the last mentioned point; thence S 81-28-27 E, along the North line of Crawford Street a distance of 69.13 feet to the Point of Beginning of the herein described property, containing 0.54 Acres, more or less.

(45)

EXHIBIT "A"

PARCEL 11:

PART OF BLOCK N. OF S.S. PRENTISS'S SURVEY OF THE COMMONS PART OF THE OWEN RHODES SURVEY PART OF THE RIGHT OF WAY OF SOUTH STREET LOCATED IN VICKSBURG, WARREN COUNTY, MISSISSIPPI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

All of Lots 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142 in Square "M" of the S.S. Prentiss Survey of the City Commons in the City of Vicksburg, Warren County, Mississippi, as per map or plat of record in Deed Book "J" Page 433 in the Office of the Chancery Clerk of Warren County, Mississippi, and being the same property conveyed to FALCO Lime, Inc. by deed dated September 2, 1983, and recorded in Book 700 at Page 140 of the Land Records of Warren County, Mississippi and the North ten (10) feet of South Street in the City of Vicksburg, Warren County, Mississippi (as the same existed prior to the passage of the Ordinance Book D, Page 241 of the records of The Mayor and Aldermen of the City of Vicksburg) that lie West of the West line of Common's Street as shown by the plat of S.S. Prentiss Survey on file and of record in the Office of the Chancery Clerk of Warren County, Mississippi together with that property which lies immediately West of the aforementioned lots and is bounded on the North by the North line of said Lot 132 extended in a westerly direction to the low water mark of the Yazoo Canal, and is bounded on the South by the South line of Lot 142 extended in a westerly direction to the low water mark of the Yazoo Canal, and is bounded on the West by the low water mark of the Yazoo Canal, together with all riparian rights accruing to the above described property, further described as: Beginning at the Northeast corner of above described Lot 132; thence S 24-23-00 W, 275.00 feet; thence S 24-23-00 W, 10.00 feet; thence N 65-37-00 W, 75.00 feet; thence N 24-23-00 E, 10.00 feet; thence N 65-37-00 W, 240.12 feet to the low water line of the Yazoo Canal thence following the low water line to a point that is N 29-33-01 E, 276.12 feet from last mentioned point; thence S 65-37-00 E, 290.25 feet to the Point of Beginning, containing 1.93 acres, more or less, said property situated in Section 19, T.16 N., R3 E.

PARCEL 12:

Beginning at the Northeast corner of Lot 143 of Square N of S.S. Prentiss's Survey of the Commons (same being further known as the Prentiss Survey, the S.S. Prentiss Survey of the City Commons of City of Vicksburg, the City Commons Survey and the Commons) thence along the East line of Lot 143 of Square N of the aforesaid S.S. Prentiss's Survey of the Commons, S 24-23-00 W, 33.38 feet to the Southeast corner of said Lot 143, said point being further described as the Northeast corner of Lot 1 of the Owen Rhodes Survey; thence along the East line of Lots 1, 4, 5, and 8 of the Owen Rhodes Survey, S 27-27-00 W, 293.30 feet to a point on the East line of Lot 8 of the said Owen Rhodes Survey, said point also being the Northeast corner of Bunge Corporation Property (DB 588/PG 157); thence along the North line of Bunge Corporation and parallel with the South line of Lot 8 and 9 of Owen Rhodes Survey, N 81-33-00 W, 256.34 feet to the West line of Lot 9 of Owen Rhodes Survey; thence along the West line of Lot 9 of Owen Rhodes Survey, N 34-28-36 E, 56.72 feet to the Northwest corner of Lot 9; thence N 34-33-37, 84.03 feet to the Northwest corner of Lot 5 of the Owen Rhodes Survey; thence along the North line of Lot 5 of Owen Rhodes Survey, S 81-33-00 E, 71.24 feet; thence leaving the North line of Lot 5 of Owen Rhodes Survey, N 31-01-21 E, 163.42 feet to the Southwest corner of Lot 148 of Square N of the S.S. Prentiss's Survey of Commons; thence along the West line of Lot 148 of Square N of the S.S. Prentiss's Survey of Commons, N 24-23-00 E, 76.20 feet to the South line of South Street (DB J/PG 433); thence N 24-23-00 E, 10.00 feet, thence S 65-37-00 E, 150.00 feet; thence S 24-23-00 W, 10.00 feet to the Point of Beginning, containing 1.50 acres more or less, said property situated in Section 19, T.16 N., R3 E.

EXHIBIT "A"

PARCEL 13:

Certain property forming a portion of the right-of-way of the Illinois Central Gulf Railroad Company's Meridian District, said property situated in Section 19, T.16 N., R3 E, Vicksburg, Warren County, Mississippi, is described as follows: Begin at a point in the South line of South Street 150.00 feet West from the West line of Levee Street, being the Northeast corner of Lot 149, Common's Survey, City of Vicksburg, thence along the East line of said Lot 149, S 24-23-00 W, 76.20 feet to the Southeast corner of said Lot 149; thence S 31-01-21 W, 163.42 feet to the North line of Lot 5, Owen Rhodes Survey, said City of Vicksburg; thence N 81-33-00 W, 62.18 feet to a line parallel and/or concentric with and 10 feet normally distant easterly from the centerline of the A&VRR Industrial Lead; thence N 34-04-57 E, 259.30 feet to a point in the aforesaid South line of South Street; thence along said South line of South Street, S 65-37-00 E, 35.00 feet to the Point of Beginning, containing 0.28 acres, more or less.

PARCEL 14:

All of Lots 121, 122, 123, 124 and 125 of the S. S. Prentiss Survey of the City Common, a plat of which is recorded in Deed Book J, at Page 433 of the Land Records in the Office of the Clerk of the Chancery Court of Warren County, Mississippi, said lots being a part of Square L of said Survey and being bounded on the East by Levee Street, on the North by Crawford Street, on the West by Common Street and on the South by the lands of Biedenharn Company, Inc., containing 0.27 acres, more or less, said property situated in Section 19, T.16 N., R3 E.

PARCEL 15:

All of Lots 126, 127, 128, 129, 130, and 131 in Square "L" of that certain survey in the City of Vicksburg known as the Prentiss Survey, a plat whereof is recorded in Deed Book "J" at Pages 433 and 434 of the Land Records of Warren County, Mississippi, being the same property which was conveyed to George Amos Gammon and Frances C. Gammon, his wife, d/b/a a Western Auto Associates Store, Vicksburg, Mississippi; by instrument dated June 20, 1972, and recorded in Book 492 at Page 81, together with all of the right, title and interest of the Grantors therein in all land adjacent to and contiguous to the above described property, containing 0.33 acres, more or less, said property situated in Section 19, T.16 N., R3 E.

PARCEL 16:

Commencing at the Southwest corner of Lot 1 of C. K. Marshall's Re-Survey of Square "I" of the Prentiss Survey in the City of Vicksburg known as "Commons", a plat which is recorded in Deed Book "Y", Page 555 of the Land Records of Warren County, Mississippi; thence S 02-33-00 W, 70.02 feet to the Northwest corner of the Canal Beverage building; thence along the western face of said Canal Beverage Building S 24-24-00 W, 18.60 feet to the Point of Beginning of the herein described parcel; thence continuing along said western face of the Canal Beverage building, S 24-23-00 W, 29.00 feet; thence N 65-37-00 W, 14.30 feet; thence N 24-23-00 E, 29.00 feet; thence S 65-37-00 E, 14.30 feet to said western face of the Canal Beverage building, being the Point of Beginning, containing 0.009 acres, more or less, said property situated in Section 19, T.16 N., R3 E.

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EXHIBIT "A"

PARCEL 17:

That certain parcel being a part of Lots 295, 296, 297, 298 and 299 in Square 62 of that certain survey known as Vicksburg Proper and being more particularly described as follows: Commencing at the intersection of the North line of South Street and the West line of Mulberry Street, thence with the North line of South Street, N 81-22-14 W, 147.50 feet to the Point of Beginning of the tract of land herein described; thence with the North line of South Street, N 81-22-00 W, 221.78 feet; thence N 28-08-04 W, 17.96 feet to a point on the East line of Levee Street; thence with the East line of Levee Street, N 25-04-00 E, 289.70 feet to the intersection of the East line of Levee Street and the South line of that closed portion of Crawford Street as by Ordinance 93-16, thence with the South line of that closed portion of Crawford Street, S 81-28-27 E, 201.58 feet; thence S 08-31-33 W, 73.50 feet; thence N 81-28-27 W, 51.50 feet; thence S 08-32-03 W, 219.02 feet to the Point of Beginning containing 1.383 acres, more or less, said property situated in Section 19, T.16 N., R3 E.

AND ALSO

Survey of Tracts 35 and 38 Pedestrian Easements

All existing pedestrian walkways, sidewalks, and passageways actually constructed and located as shown on the herein described Tract 35, Tract 38, a portion of the vacated Crawford Street, and a portion of Mulberry Street that are subject to Section 3.01 of the Master Agreement and the Easement granted by the City of Vicksburg to Harrah's Vicksburg Corporation (a Nevada Corporation (Harrah's)) dated June 23, 1993, and recorded in the Office of Chancery Clerk for Warren County, Mississippi at Book 978, Page 555, which was amended by First Amendment to Pedestrian Easement in Book 1312 at Page 494 and being more particularly described as follows:

- 1) **PORTION OF MULBERRY STREET:** Beginning at the intersection of the South line of Crawford Street and the West line of Mulberry Street; thence with the West line of Mulberry Street, N 08-32-00 E, 132.62 feet; thence S 81-28-00 E, 59.30 feet to the East line of Mulberry Street; thence with the East line of Mulberry Street, S 08-32-00 W, 132.62 feet to the South line of Crawford Street; thence with South line of Crawford Street, N 81-28-00 W, 59.30 feet to the West line of Mulberry Street, being the Point of Beginning, containing 0.18 acres, more or less, and being situated in Section 19, T.16 N., R3 E.
- 2) **TRACT 35:** Beginning at the intersection of the North line of Crawford Street and the East line of Mulberry Street; thence with the North line of Crawford Street, S 81-28-00 E, 124.10 feet to the West line of an alley; thence with West line of said alley, N 08-32-00 E, 66.62 feet; thence N 81-28-00 W, 124.10 feet to the East line of Mulberry Street; thence S 8-32-00 W, 66.62 feet to the Point of Beginning, containing 0.19 acres, more or less, and being situated in Section 19, T.16 N., R3 E.
- 3) **VACATED CRAWFORD STREET:** Beginning at the intersection of the North line of Crawford Street and the East line of Mulberry Street; thence with the North line of Crawford Street, S 81-28-00 E, 147.50 feet to the East line of an alley; thence with the East line of said alley, S 08-32-00 W, 66.00 feet to the South line of Crawford Street; thence with the South line of Crawford Street, N 81-28-00 W, 147.50 feet to the East line of Mulberry Street; thence with the East line of Mulberry Street, N 08-32-00 E, 66.00 feet to the Point of Beginning, containing 0.22 acres, more or less, and being situated in Section 19, T.16 N., R3 E.

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EXHIBIT "A"

4) TRACT 38: Beginning at the intersection of the South line of Crawford Street and the East line of Mulberry Street; thence with the South line of Crawford Street, S 81-28-00 E, 124.10 feet to the West line of an alley; thence with the West line of said alley, S 08-32-00 W, 69.07 feet; thence N 81-28-00 W, 124.10 feet to the East line of Mulberry Street; thence N 08-32-00 E, 69.06 feet to the Point of Beginning, containing 0.20 acres, more or less, and being situated in Section 19, T.16 N., R3 E.

*****FILED*****

OCTOBER 24 2016 12:23 PM

Instrument 341944

Book 1598 Page 591

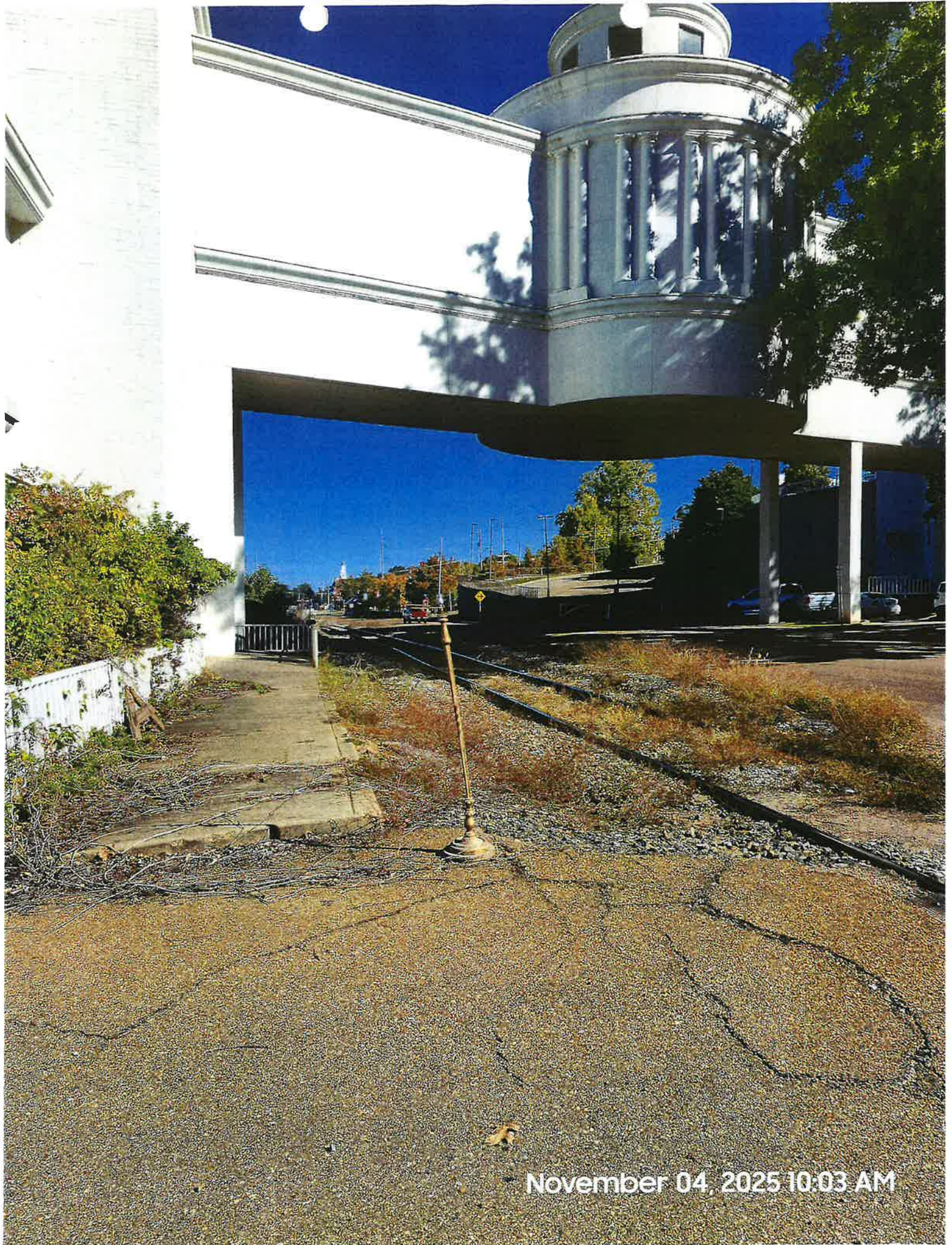
Warren County Mississippi

Donna F. Hardy, Chancery Clerk

118



November 04, 2025 10:01 AM



November 04, 2025 10:03 AM

NOTICE OF PROPERTY RE-ENTRY

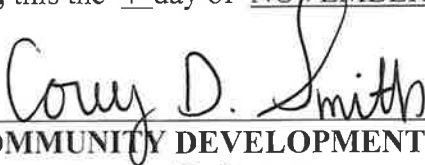
YOU ARE HEREBY NOTIFIED REGARDING

2013 OAK STREET

PPIN #018347 Parcel #108C 22 2200 007900

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**

October 7th, 2024

NOTICE OF PROPERTY RE-ENTRY

YOU ARE HEREBY NOTIFIED REGARDING

2013 OAK ST.

PPIN # **010341** Parcel # **101C 22 2200 00190**

On or about November 21, 2011,

the City of Valdosta notified you by mail that the above referenced property

has been placed in the public domain and is available for sale.

At a public hearing held on November 21, 2011, the City of Valdosta

declared the property to be in the public domain and is available for sale.

At a public hearing held on November 21, 2011, the City of Valdosta

declared the property to be in the public domain and is available for sale.

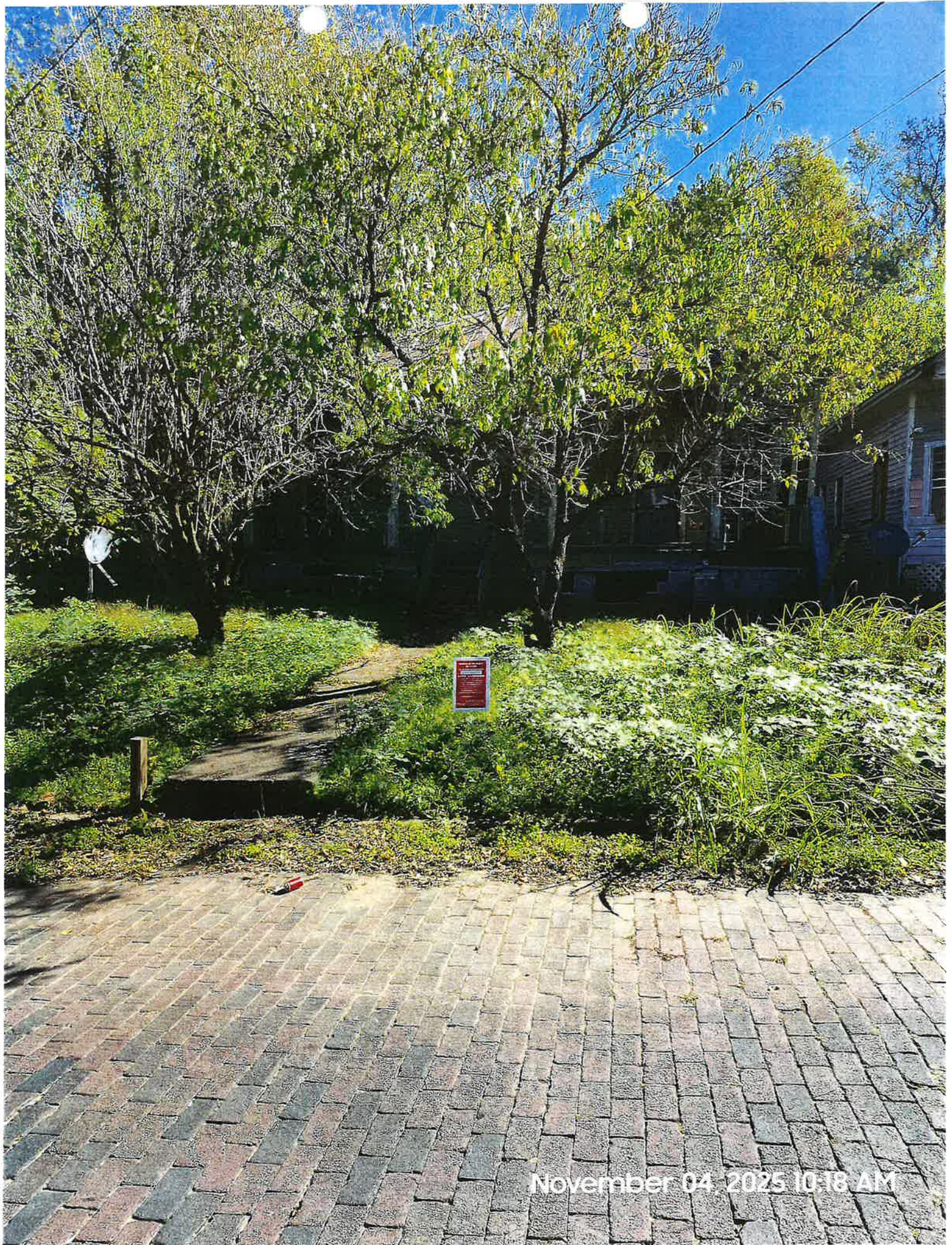
At a public hearing held on November 21, 2011, the City of Valdosta

SO ORDERED AND POSTED, this 21st day of November, 2011.

COMMUNITY DEVELOPMENT DIVISION
Property Maintenance Code Enforcement Department

For Questions or Further Information please call the City of Valdosta's Community
Development Division, Code Enforcement Department, Property Maintenance Department
(229) 331-2521

November 04, 2025 10:18 AM



November 04, 2025 10:18 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

FULLER ROBERT CURTIS & ARTHUR J ESTATE
2013 OAK STREET APT B
VICKSBURG MS 39180

NOTICE

Property Identification Number
018347

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 #108C 22 2200 007900 2013 OAK STREET

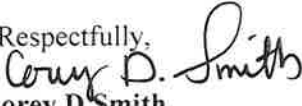
is in such a state of uncleanness/disrepair as to be a menace to the public health and safety of the community in accordance with Section 21-19-11, Mississippi Code of 1972 Annotated, as amended.

-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 FULLER ROBERT CURTIS & ARTHUR J
 EST
Owner Address 2013 OAK ST APT B
 VICKSBURG, MS 39180
Parcel 108C 22 2200 007900
Alternate Parcel 75J11CA22007900
PPIN 018347
Judicial District 0
Tax District 0110
Subdivision 1-2200 PORTERFIELD
Section/Township/Range 22/16 /03
Street Address 002013 OAK ST

Oct. 7, 2024

Values								
Class	Cultivated Acres	Cultivated Value	Uncultivated Acres	Uncultivated Value	Total Acres	Improved Value	True Value	Assessed Value
1								
2		4700				18920	23620	3543
Totals		4700				18920	23620	3543

Eligible for Class 1 (Y/N) N

Last Deed Book/Page 1512/ 235 8/ 5/2010

Current Building Value 00018920
Prior Building Value 00018920
Current Land Value 00004700
Prior Land Value 00004700
Land Use Code Class 1 1120
Land Use Code Class 2 1120

Legal Information

1 LOTS: 226 PT
 PLAT BOOK 1- GG PAGE- 17

Deed Book References

Book-Page **Date Type**
 1512- 235 8/ 5/2010 QC
 616 - 469 8/20/1979

DOCUMENTS

	DESCRIPTION	NUMBER	PRICE
		OF PAGES	
	QUIT CLAIM DEED	3	\$ 0.00

Need Help Viewing Documents?

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

Quitclaim Deed

Grantor's Address:

Bobby Doyle

807 1st East Street

Vicksburg, MS 39180

601-636-0370

INSTRUMENT
279232
BOOK 1512
PAGE 235
3 PAGES

Grantee's Address:

Return to:

Arthur J. Fuller

2013 Oak Street, Apt. B

Vicksburg, MS 39180

Indexing Instructions

226 PT Porterfield

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **BOBBY DOYLE**, do hereby convey and quitclaim unto **ARTHER JUDGE FULLER AND ROBERT CURTIS FULLER** 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:

Beginning at the Northwest corner of Lot 226 of the Porterfield Survey, a plat of which is on record in Deed Book GG, at Page 17 of the Chancery Clerk's office of Warren County, said lot being also numbered 226 of Square 33 of the Pincardia Survey, and thence from said corner along the North line of said Lot in an easterly direction a distance of One Hundred Forty-Seven and 5/10 (147.5) feet; thence Southerly along the East line of said Lot 226 a distance of Forty-Six and 5/10 (46.5) feet; thence Westerly parallel with the North line of said lot a distance of One Hundred Forty-Seven and 5/10 (147.5) feet to the East line of Oak or Mulberry Street; thence northerly along the East line of said Oak Street a distance of Forty-Six and 5/10 (46.5) feet to the point of beginning.

Taxes for 2010, if any, will be assumed and paid by the Grantee herein when same become due and payable in January 2011.

IN WITNESS WHEREOF, this instrument has been executed on this the 21st day of August 2010.


BOBBY DOYLE

**STATE OF MISSISSIPPI
COUNTY OF WARREN**

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Bobby Doyle who acknowledged that he signed and delivered the above and forgoing instrument of writing on the day and year therein mentioned.

GIVEN under my hand and official seal this the 5th day of August 2010.

My Commission Expires:

11/03/2011

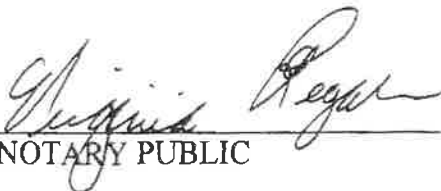
GRANTOR INFORMATION

GRANTORS:

Bobby Doyle
807 1st East Street
Vicksburg, MS 39180
(601) 636-0370

Prepared by:

Paul E. Winfield, Esq.
1116 Main Street
Vicksburg, MS 39183


NOTARY PUBLIC



GRANTEE INFORMATION

GRANTEE:

Arthur Judge Fuller
2013 Oak Street, Apt. B
Vicksburg, MS 39180
(601) 218-9782

Robert Curtis Fuller
1407 Smiths Alley
Vicksburg, MS 39180
(601) 456-4902

*****FILED*****
AUGUST 5 2010 12:51 PM
Instrument 279232
Book 1512 Page 235
Warren County Mississippi
Dot McGee, Chancery Clerk