



NOTICE OF PUBLIC HEARING
August 17, 2021
5:45 PM
Board Room • 119 W 8th Ave, Petal MS

The Mayor & Board of Aldermen will hold a public hearing on August 17, 2021 at 5:45 p.m. to determine whether or not the following properties are in violation of the 2019 International Property Maintenance Code:

THOSE PRESENT

Mayor Tony Ducker
Alderman Drew Brickson
Alderman Craig Bullock
Alderman Craig Strickland
Alderman Gerald Steele
Alderman Steve Stringer

Mayor Ducker presented the board with the Public Notice

Exhibit "A"

Public Notice

Mayor Ducker noted that proper notice of the hearing had been served via certified mail.

22 Palm Tree Loop, Parcel #3-020K-33-019.00

Omitted from Agenda; Property has been cleaned.

155 N RAILROAD ST, PARCEL #3-022N-35-08.00

No owner present. Kerry Smith believes the building is still salvageable, but the property is overgrown.

Exhibit "B"

Letter to owner

Alderman Nobles entered the meeting.

Motion to give property owner 10 days to cut and remove debris.

Motion made by Alderman Stringer, Seconded by Alderman Bullock.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Nobles, Alderman Strickland, Alderman Steele, Alderman Stringer

209 SUN CIRCLE, PARCEL #3-030A-01-059.00

Ms. Bayne has been exposed to Covid and requests to hearing to be postponed.

Hearing postponed until Sept. 21, 2021.

307 W CENTRAL AVE, PARCEL #3-030C-02-081.00

No owner present.

Kerry Smith advised the property has a dilapidated fence and is overgrown.

Exhibit "C"

Letter to owner

Motion to give property owner 10 days to clean the property.

Motion made by Alderman Stringer, Seconded by Alderman Bullock

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Nobles, Alderman Strickland, Alderman Steele, Alderman Stringer

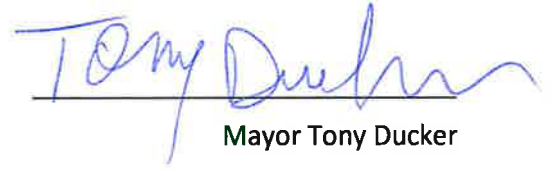
Adjourn

Motion made by Alderman Stringer, Seconded by Alderman Strickland.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Nobles, Alderman Strickland, Alderman Steele,
Alderman Stringer

A handwritten signature in black ink, appearing to read "Melissa Martin", written over a horizontal line.

Melissa Martin, City Clerk

A handwritten signature in blue ink, appearing to read "Tony Ducker", written over a horizontal line.

Mayor Tony Ducker

Exhibit "A"

NOTICE OF PUBLIC HEARING

The Mayor & Board of Aldermen will hold a public hearing on **Tuesday, August 17th, 2021 at 5:45 p.m.** to determine whether or not the following properties are in violation of the 2018 International Property Maintenance Code:

22 Palm Tree Loop, Parcel #3-020K-33-019.00
OVERGROWN

155 N. Railroad Street, Parcel #3-022N-35-086.00
OVERGROWN & DILAPIDATED STRUCTURE

209 Sun Circle, Parcel #3-030A-01-059.00
OVERGROWN, ROOF REPAIRS & BUILDING REPAIRS NEEDED

307 W. Central Avenue, Parcel #3-030C-02-081.00
DILAPIDATED FENCE & PARKING LOT REPAIRS NEEDED

Tony Ducker
Mayor

Melissa Martin
City Clerk

Rocky Eaton
City Attorney



Aldermen
Drew Brickson
Craig Bullock
Mike Lott
Blake Nobles
Gerald Steele
Craig Stickland
Steve Stringer

Delta Computer Systems

<http://www.deltacomputersystems.com/cgi-lrm5/LRMCGI02?H...>

Forrest County Mississippi

Delta Computer Systems

Due to some technical difficulties the system
maintenance is rescheduled for Sunday, July 25, 2021.

The site will be unavailable all day Sunday.

We apologize for any inconvenience this may cause.

Property Link FORREST COUNTY, MS

Current Date 7/23/2021

Tax Year 2020
Records Last Updated 7/23/2021

PROPERTY DETAIL

OWNER HITSON KACEY & MARANDA
155 N RAILROAD STREET

PETAL MS 39465-0000

ACRES : **NA**
LAND VALUE : 8450
IMPROVEMENTS : 2340
TOTAL VALUE: 10790
ASSESSED : 1619

PARCEL 3-022N-35-086.00
ADDRESS 155 RAILROAD STREET

TAX INFORMATION

YEAR 2020	TAX DUE	PAID	BALANCE
COUNTY	106.09	0.00	109.27
CITY	74.81	0.00	77.05
SCHOOL	99.26	0.00	102.24
TOTAL	280.16	0.00	288.56 3.00% Penalty

LAST PAYMENT DATE **NA**

TAXES DELINQUENT PRIOR YEAR

MISCELLANEOUS INFORMATION

EXEMPT CODE

HOMESTEAD CODE None

TAX DISTRICT 2220

PPIN 030315

SECTION 35

TOWNSHIP 05N

RANGE 13W

LEGAL S 80FT LOT 2 LESS E 75FT BLK 3

E HATTIESBURG S/D DB585-485

6/87 B485 P670 7/80

PREV #:P62520205

B593 P132 1\88

4/10/92 673/331

5/7/92 670/475

DEATH CERTIFICATE 1/29/1998

Book 1256

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PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year	Sold To	Redeemed Date/By
2019	MERRITT INC	NOT REDEEMED
2018	LONG LAND INVESTMENTS INC	NOT REDEEMED
2017	WOODMARK INVESTMENTS LLC	8/27/2020 MIRANDA HITSON
2016	LIGHT HORSE INVESTMENTS LLC	8/28/2019 KACEY HITSON
2015	DUGAN ROBERT	5/ 1/2018 HITSON MARANDA
2014	DOUGLAS WINSTON	7/26/2017 MARANDA HITSON

NOTICE OF HEARING BEFORE THE MAYOR & BOARD OF ALDERMEN OF THE CITY OF PETAL, MISSISSIPPI

July 23, 2021

TO: Kacey & Maranda Hitson
4 Foxhorn Ridge
Petal, MS 39465

RE: Property located at 155 N. Railroad Street, Petal, Mississippi
Parcel #3-022N-35-086.00
OVERGROWN & DILAPIDATED STRUCTURE

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, that the Mayor and Board of Aldermen of the City of Petal will hold a public hearing at 5:45 p.m. on Tuesday, August 17th, 2021 in the Board Room of City Hall in Petal, Mississippi, to determine whether or not the hereinafter-described property is in such a state of dis-repair and uncleanness as to be a menace to the public health, safety and welfare of the community. You have the right to file an answer and to appear at said hearing in person or otherwise and to offer your defense, if any. If, at such hearing, the Mayor and Board of Aldermen shall adjudicate the property in its then condition to be a menace to the public health, safety and welfare of the community, the City of Petal shall, if the owner will not do so himself, proceed to clean the land, by use of municipal employees pursuant to the aforesaid statute. The City of Petal may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed \$1,500 or 50% of the actual cost, whichever is more. The cost to clean the property and any penalty may become an assessment against the property, which shall be a lien against said property and may be enrolled in the office of the circuit clerk of the county as other judgments are enrolled, and the tax collector of the City of Petal shall, upon order of the Mayor & Board of Aldermen, proceed to sell the land to satisfy the lien as now provided by law for the sale of lands for delinquent municipal taxes. The property owner should also be informed that an adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of one (1) year after the hearing without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. The subject property is described as follows:

Parcel #3-022N-35-086.00, PPIN #030315; S80FT LOT 2 LESS E 75FT BLK 3 E HATTIESBURG S/D; FORREST COUNTY, MS

as per map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi.

If you have any questions or concerns regarding this property, please call the Building Department at (601) 544-6048. A copy of §21-19-11 of the Mississippi Code of 1972, as annotated and amended is enclosed for your review.

www.cityofpetal.com

P.O. P • Petal, MS 39465 • Ph: (601) 545.1776

Tony Ducker
Mayor

Melissa Martin
City Clerk

Rocky Eaton
City Attorney



Aldermen
Drew Brickson
Craig Bullock
Mike Lott
Blake Nobles
Gerald Steele
Craig Stickland
Steve Stringer

Delta Computer Systems

http://www.deltacomputersystems.com/cgi-bin/5/LRMCGI02?H...



Due to some technical difficulties the system
maintenance is rescheduled for Sunday, July 25, 2021.

The site will be unavailable all day Sunday.

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Property Link
FORREST COUNTY, MS

Current Date 7/23/2021

Tax Year 2020
Records Last Updated 7/23/2021

PROPERTY DETAIL		ACRES : **NA**
OWNER	QSR REAL ESTATE HOLDINGS LLC	LAND VALUE : 26910
	5015 FM 723	IMPROVEMENTS : 84800
		TOTAL VALUE: 111710
		ASSESSED : 16757
	RICHMOND TX 77406	

PARCEL 3-030C-02-081.00
ADDRESS 307 CENTRAL AVENUE

TAX INFORMATION			
YEAR 2020	TAX DUE	PAID	BALANCE
COUNTY	1098.09	1098.09	0.00
CITY	774.34	774.34	0.00
SCHOOL	1027.37	1027.37	0.00
TOTAL	2899.80	2899.80	0.00
LAST PAYMENT DATE 1 / 22 / 2021			

MISCELLANEOUS INFORMATION		LEGAL
EXEMPT CODE		BEG 15FT S & 217FT E NWC NE1/4
HOMESTEAD CODE	None	S 150FT E 75FT N 150FT W 75FT
TAX DISTRICT	2220	TO BEG LESS 10FT TO CITY OF
PPIN	028567	PETAL OFF N SIDE B350-425
SECTION	02	B558-192 B557-393 '86 B587
TOWNSHIP	04N	PREV #:P61102144
RANGE	13W	B 1111 P 403 06/15/2011

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PURCHASE COUNTY TAX SALE FILES

Year	Sold To	Redeemed Date/By
2011	BOAZ TAX SALE PROPERTIES LLC	2/25/2013 QSR HOSPITALITY II LLC

[View Appraisal Record](#)

[Back](#)

CITY OF PETAL
MINUTE BOOK 38

Exhibit "C"

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NOTICE OF HEARING BEFORE THE MAYOR & BOARD OF ALDERMEN OF THE CITY OF
PETAL, MISSISSIPPI

July 23, 2021

TO: QSR Real Estate Holdings, LLC
5015 FM 723
Richmond, TX 77406

RE: Property located at 307 W. Central Avenue, Petal, Mississippi
Parcel #3-030C-02-081.00
DILAPIDATED FENCE & PARKING LOT REPAIRS NEEDED

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, that the Mayor and Board of Aldermen of the City of Petal will hold a public hearing at 5:45 p.m. on Tuesday, August 17th, 2021 in the Board Room of City Hall in Petal, Mississippi, to determine whether or not the hereinafter-described property is in such a state of dis-repair and uncleanness as to be a menace to the public health, safety and welfare of the community. You have the right to file an answer and to appear at said hearing in person or otherwise and to offer your defense, if any. If, at such hearing, the Mayor and Board of Aldermen shall adjudicate the property in its then condition to be a menace to the public health, safety and welfare of the community, the City of Petal shall, if the owner will not do so himself, proceed to clean the land, by use of municipal employees pursuant to the aforesaid statute. The City of Petal may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed \$1,500 or 50% of the actual cost, whichever is more. The cost to clean the property and any penalty may become an assessment against the property, which shall be a lien against said property and may be enrolled in the office of the circuit clerk of the county as other judgments are enrolled, and the tax collector of the City of Petal shall, upon order of the Mayor & Board of Aldermen, proceed to sell the land to satisfy the lien as now provided by law for the sale of lands for delinquent municipal taxes. The property owner should also be informed that an adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of one (1) year after the hearing without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. The subject property is described as follows:

Parcel #3-030C-02-081.00, PPIN #028567; BEG 15FT S & 217FT E NWC NE1/4 S 150FT E 75FT N 150FT W 75FT TO BEG LESS 10FT TO CITY OF PETAL; FORREST COUNTY, MS

as per map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi.

If you have any questions or concerns regarding this property, please call the Building Department at (601) 544-6048. A copy of §21-19-11 of the Mississippi Code of 1972, as annotated and amended is enclosed for your review.

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