



NOTICE OF PUBLIC HEARING

February 03, 2026

5:15 PM

Board Room • 119 W 8th Ave, Petal MS

The Mayor & Board of Aldermen will hold a public hearing on **February 3, 2026 at 5:15 PM** to determine whether or not the following properties are in violation of the 2019 International Property Maintenance Code:

PRESENT

Mayor Tony Ducker
Alderman Drew Brickson
Alderman Craig Bullock
Alderman Mike Lott
Alderman Craig Strickland
Alderman Gerald Steele
Alderwoman Kim Stringer

103 Holly Dr, Parcel #3-022O-36-269.00 - dilapidated structure

Carl Helton present. He is willing to do something to the house to get the board to give him more time to sell the property.

Drew Brickson motioned to repair roof, make sure house is weather tight, and secured against vagrancy.

Blake Nobles entered the meeting.

Motion to review in sixty (60) days. Need to have a motion filed within thirty days to get the court to approve the estate to pay for the repairs. Order from the court in sixty (60) days.

Motion made by Alderman Brickson, Seconded by Alderman Bullock.

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

402 W 1st Ave, Parcel #3-022K-35-154.00 - unsanitary conditions, unsafe conditions, trash, litter & debris

Owner's son has hired a crew to begin cleaning and repairs. He has taken over the property.

Randy has also been contacted by the attorneys who are handling the estate.

Motion to revisit in sixty days.

Motion made by Alderman Steele, Seconded by Alderman Strickland.

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

143 W 2nd Ave, Parcel #3-022N-35-304.00 - dilapidated structure, trash, litter & debris

Neighbors were present to complain about the trash, etc.

Owner was present. She just purchased the property in December. She is from Louisiana and is working to get the people out of the house. They do not have a lease or any other rights to be there.

Mr. Powell has advised her that the first thing she would have to do is clean the property. He has not been able to gain access to the inside of the home.

Motion to condemn the property and revisit in sixty (60) days.

Exhibit "A"

Resolution

Motion made by Alderman Steele, Seconded by Alderman Bullock.

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

6th Ave Apartments, Parcel #3-030C-02-159.00 - Maintenance on private property, inoperable vehicles, trash, litter & debris

Motion made by Alderman Bullock, Seconded by Alderman Brickson.

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

137 W 9th Ave, Parcel #3-030F-02-120.00 - dilapidated structure, inoperable vehicles

Vehicles have been moved. Owner requested more time.

Motion to revisit in 60 days.

Motion made by Alderman Brickson, Seconded by Alderman Lott.

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

300 Petal Dr, Parcel #3-030B-01-264.00 - trash, litter & debris (tires)

Request to dismiss.

Motion made by Alderman Nobles, Seconded by Alderman Lott.

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

ADJOURNMENT

Motion made by Alderman Bullock, Seconded by Alderman Brickson.

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



Melissa Martin, City Clerk

Mayor Tony Ducker

Exhibit "A"

RESOLUTION

Resolution finding and determining that the property located at 143 W 2nd Ave. in Petal, Mississippi and owned by Janice Stephens & W. Tisdale, is in such a state of disrepair as to be a menace to the public health and safety of the community

WHEREAS, due and proper notice has been given to the owners of the property located at 143 W 2nd Ave, Parcel# 3-022N-35-304.00, in Petal, Mississippi of a hearing conducted before the Mayor and Board of Aldermen of the City of Petal to determine that said property needs to be condemned.

WHEREAS, said hearing having been duly and properly held and evidence having been presented, all in conformance with Section 21-19-11 of the Mississippi Code of 1972 as amended,

NOW THEREFORE, BE IT RESOLVED;

SECTION 1.

That the property located at 143 W 2nd Ave., Parcel# 3-022N-35-304.00 in Petal, Mississippi is in such a state of disrepair as to be a menace to the public health and safety of the community, and

SECTION 2.

That the City of Petal has found this property uninhabitable for humans and the property is therefore condemned.

SECTION 3.

That all cost incurred by the Municipality, if any, plus penalty, if any, shall become an assessment against said property, all authorized and permitted pursuant to Section 29-19-11 of the Mississippi Code of 1972, as amended.

SO RESOLVED, on this the 3rd day of February, 2026 A.D.




Tony Ducker, Mayor

Tony Ducker
Mayor

Melissa Marrin
City Clerk

Rocky Eaton
City Attorney



Alderman/Alderwoman
Drew Brickson
Craig Blacklock
Mike Lott
Blake Nobles
Gerald Steele
Craig Stickland
Kim Stringer

NOTICE OF HEARING BEFORE THE MAYOR & BOARD OF ALDERMEN OF THE CITY OF
PETAL, MISSISSIPPI
January 20, 2026

TO: Janice Stephens & W. Tisdale
143 2nd Avenue
Petal, MS 39465

RE: Property located at 143 W 2nd Avenue, Petal, Mississippi
Parcel #3-022N-35.304.00
DILAPIDATED STRUCTURE, TRASH, LITTER & DEBRIS

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 5:15 p.m. on Tuesday, February 03, 2026 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 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:

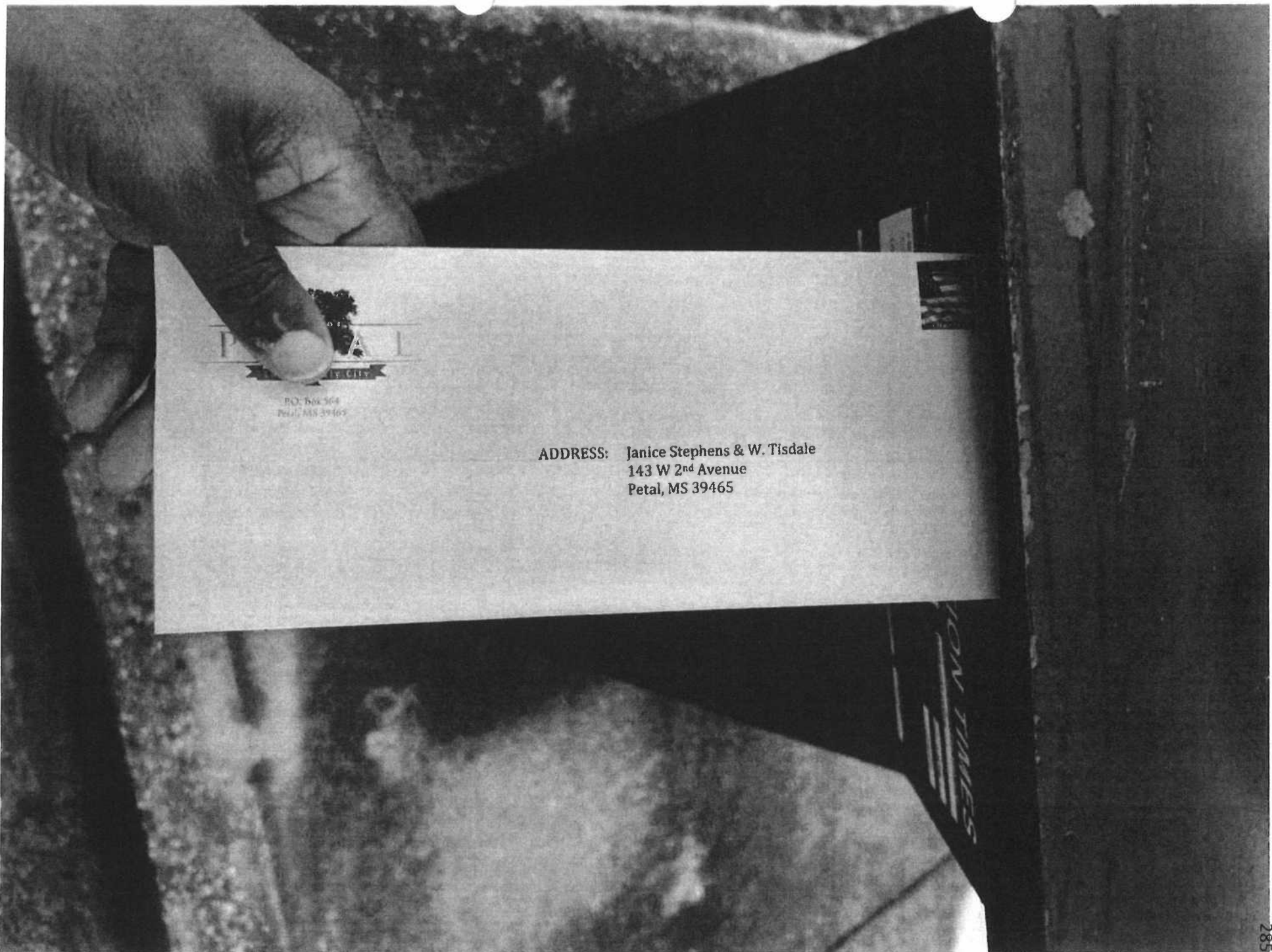
Parcel #3-022N-35-304.00, PPIN #029096 COM AT THE NE/COR OF SE1/4 OF SE1/4 SOUTH 18 5/6 WEST 1055'
TO POB SOUTH 72.01' WEST 60.89' NORTH 72.01' EAST 60.89' BACK POB CONT. 0.10
FORREST COUNTY, MS

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. Box 564 • Petal, MS 39465 • Ph: (601) 545.1776



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) <u>William Stephens</u> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: <u>Janice Stephens & W. Tisdale</u> <u>143 W 2nd Avenue</u> <u>Petal, MS 39465</u>  9590 9402 9430 5069 3278 75	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00)	
2. Article Number (Transfer from service label) <u>9589 0710 5270 1419 2258 90</u>	PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	



Tony Ducker
Mayor

Melissa Martin
City Clerk

Rocky Eaton
City Attorney



Alderman/Alderwoman
Drew Brickson
Craig Bullock 286
Mike Lott
Blake Nobles
Gerald Steele
Craig Strickland
Kim Stringer

01/06/2026

ADDRESS: Janice Stephens & W. Tisdale
143 W 2nd Avenue
Petal, MS 39465

PPIN: 0029096
Parcel: 3-022N-35-304.00

Your property, located at **143 W 2ND AVENUE** is currently in violation of the 2018 International Code Council, International Property Maintenance Code and the City of Petal Code of Ordinances.

Specific violations and relevant ordinances are as follows:

- **TRASH, LITTER & DEBRIS**
- **DILAPIDATED STRUCTURE**

You are given SEVEN (7) days after receipt of this letter to correct the violations.

Failure to correct the violations could result in closure of the property and/or a public hearing to correct the violations which would result in liens being placed on the property. You have the right to appeal this decision. Feel free to contact this office at 601-544-6048.

Sincerely,

RANDY POWELL
Code Enforcement
City of Petal

www.cityofpetal.com
P.O. Box 564 • Petal, MS 39465 • Ph: (601) 545,1776

Property Link
FORREST COUNTY, MS

Current Date 1/20/2026

Tax Year 2025
Records Last Updated 1/20/2026

PROPERTY DETAIL		
OWNER	TISDALE JANICE S STEPHENS & WI 143 W 2ND AVE PETAL MS 39465-0000	ACRES : **NA** LAND VALUE : 4320 IMPROVEMENTS : 11240 TOTAL VALUE: 15560 ASSESSED : 2334
PARCEL	3-022N-35-304.00	
ADDRESS	143 2ND AVENUE	

TAX INFORMATION			
YEAR 2025	TAX DUE	PAID	BALANCE
COUNTY	152.36	0.00	152.36
CITY	107.85	0.00	107.85
SCHOOL	151.97	0.00	151.97
TOTAL	412.18	0.00	412.18

LAST PAYMENT DATE **NA**
TAXES DELINQUENT PRIOR YEAR
MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL	COM AT THE NE/COR OF SE 1/4 OF
HOMESTEAD CODE	None		SE 1/4
TAX DISTRICT	2220		SOUTH 18 5/6 WEST 1055' TO POB
PPIN	029096		SOUT
SECTION	35		H 72.01' WEST 60.89' NORTH 72.
TOWNSHIP	05N		01'
RANGE	13W		EAST 60.89' BACK TO POB CONT.
			0.10
Book 1197	Page 334		

TAX PAID HISTORY		
Year	Owner	Total Tax Paid(Y/N)
2016	TISDALE JANICE S STEPHENS & WI	395.22 Y LAST PAYMENT DATE 8/27/2017

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES		
Year	Sold To	Redeemed Date/By
2024	KALE FARMS	NOT REDEEMED
2023	WOODMARK INVESTMENTS LLC	NOT REDEEMED
2022	WOODMARK INVESTMENTS LLC	12/15/2025 CONVEYANCE
2021	WOODMARK INVESTMENTS LLC	3/10/2023 WILLIAM STEPHENS
2020	401(K) RMF FUNDING LLC	3/10/2023 WILLIAM STEPHENS
2019	KALE FARMS	4/ 9/2021 TISDALE JANICE S STEPHENS & WI
2018	KALE FARMS	4/ 9/2021 TISDALE JANICE S STEPHENS & WI
2017	BENNETT TAX CO INC	7/ 8/2019 TISDALE JANICE S

[View Appraisal Record](#)

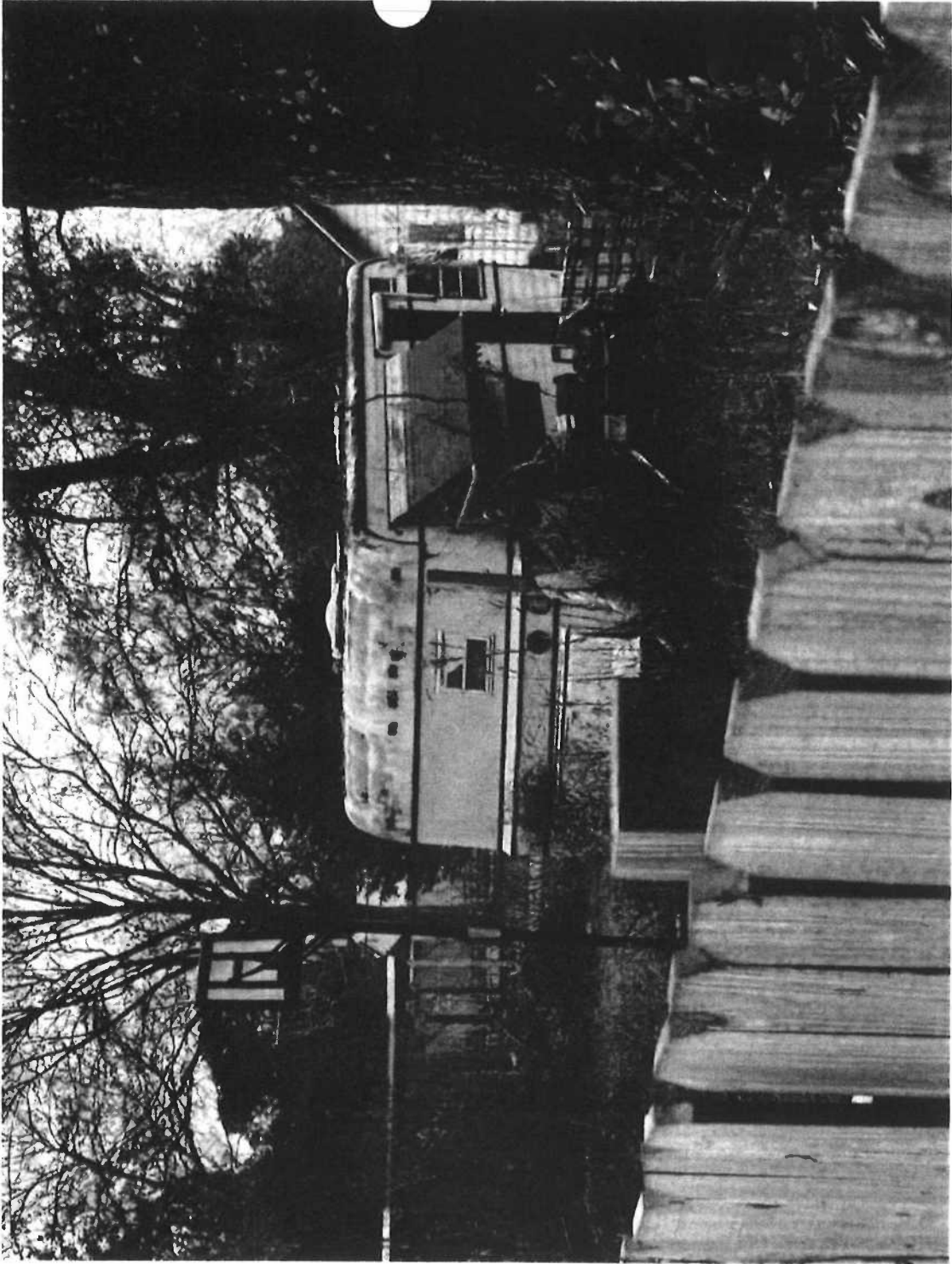
[Back](#)





1/9/26, 10:31 AM

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