



MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608
Canton, Mississippi 39046
601-855-5500 • Facsimile 601-855-5759
www.madison-co.com

May 3, 2019

TTLBL LLC
4747 Executive Drive STE 510
San Diego, CA 92121

Re: Tax Parcel No. 103E-21-0007/02.00



Dear Sir/Madame,

The property referenced above is zoned C-2 Highway Commercial District. The permitted uses listed in the Madison County Zoning Ordinance are commercial use. An inspection made on the property referenced above reveals an abandoned structure with damage and property in violation of section 406 of the Madison County Zoning Ordinance. You are hereby advised to rehabilitate the structure and clean the property of all junk and debris.

The Madison County Zoning Ordinance, in Section 406 – Miscellaneous General Regulations, Subsection 406.05 **Materials and Growth Constituting Public Health and/or Safety Hazards Prohibited:** No rubbish, salvage materials, junk or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in the open, and no weeds or other growth shall be allowed to go uncut within any district when the same shall be determined by the appropriate County Official (the Zoning Administrator or other authorized County employee) or health official to constitute a menace to the public health and/or safety.

The Madison County Zoning Ordinance, in Article 26, **SECTION 2614 - ORDINANCE ENFORCEMENT**

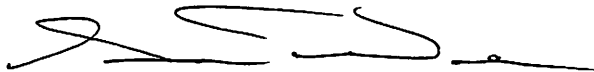
In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, —Any person--- who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefore shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in case of continuing violations without reasonable effort on the part of the defendant to correct same, each day the violation continues thereafter shall be separate offense.!

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on May 20, 2019 at 5 P.M. in the Board Room of the Madison County

Chancery and Administrative Building for an adjudication regarding the cleanup of the subject property to bring it back into compliance with the zoning ordinances as referenced herein. Such adjudication would allow the Board of Supervisors to reenter the property for a period of one (1) year after the hearing without any further hearing for cleaning.

Additionally, should the Board of Supervisors adjudicate that the subject property in its condition is a menace to the public health and safety of the community and in need of clean up, you will be subject to the penalties and fees for the cost of the cleanup. Moreover, should the property continue to be in violation by the date of the hearing referenced herein, you will be fined \$100 dollars per day pursuant to law for each such day that the violation continues.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Weeks', with a long horizontal line extending to the right.

Scott Weeks, Administrator
Planning and Zoning
scott.weeks@madison-co.com

PTAX0I - B
Tax Year 2019

County of Madison
TAX RECEIPT INQUIRY
5/03/2019

Copyright 1994
F M Software

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 048400	103E-21 -007/02.00	508		105.3800

Name	Total Valuation. .	Value	Tax
TTLBL LLC	Exempt Credit. . .	12885	1,357.82
Description	All Exempt Credit.		
-----	Net Ad Valorem Tax.		1,357.82
4747 EXECUTIVE DR STE 510			
SAN DIEGO CA 92121			

2.28AC IN NW1/4 E/S HWY#51	Total Tax		1,357.82
	Total Paid (see below).00
	Interest Due.		54.31
	Amount Due.		1,412.13

	INSTALLMENTS		
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
	<u>Taxes</u>		
1			
2			
3			

Enter=Next | F1=Search | F3=End | F5=Print Instalmnt | F6=Print Final | F7=End



Click Here to See Deed'. Below this text is a 'Zoom to' link. The map shows a road labeled 'HWY 51' running vertically through the center. The background is an aerial photograph of a rural area with trees and fields. The text 'Madison County GIS' is visible in the bottom right corner of the map area."/>

300ft

-90.000 32.702 Degrees

Kalom Law
201.07
503

BOOK 3548 PAGE 253 DOC 01 TY W
INST # 828901 MADISON COUNTY MS.
This instrument was filed for
record 11/28/17 at 2:43:48 PM
RONNY LOTT, C.C. BY: ILB D.C.
###

Chancery Clerk s Conveyance
Land Sold for Taxes
(Title 39, Div 10, Mississippi Code 1942. As Amended)

The State of Mississippi
County of Madison 42079

Be it known that KAY PACE, Tax Collector of said
County of Madison, did on the 25TH day of AUGUST A.D., 2014
according to law, sell the following described land, situated in said
county and assessed to GARNER WILLIAM JR to wit:

Description of Land:

2.28AC IN NW1/4 E/S HWY#5 1
Parcel No: 103E-21 -007/02.00 S-T-R: 21-10N-03E PPIN 34429 YR 2013
Deed Book Page

For the taxes assessed thereon for the year, A.D., 2013, when
TTLBL, LLC became the best bidder therefore, at
and for the sum of 1344.55 dollars and the same not having been redeemed
I therefore sell and convey said above described land to the said
TTLBL, LLC 4747 EXECUTIVE DR., SUITE 510
SAN DIEGO, CA 92121

Given under my hand and official seal of said office, this 28TH day of
NOVEMBER A.D., 2017.

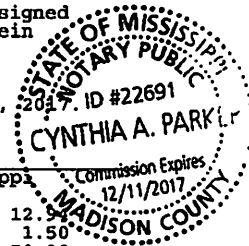
Ronny Lott
Chancery Clerk

The State Of Mississippi
County of Madison

Personally appeared before me, the undersigned authority of law in and
for the county and state aforesaid, the within named
RONNY LOTT, CHANCERY CLERK
in and for the said county and state, who acknowledged that he signed
and delivered the foregoing instrument on the day and year therein
mentioned.

Given under my hand and official seal of office at my office at
CANTON, Mississippi, this 28TH day of NOVEMBER A.D., 2017.

Cynthia A. Parker
NOTARY Madison County, Mississippi



County actual postage fee (Section 27-43-3)	12.50
Publishers fee (if paid by county) (Section 25-7-21)	1.50
Served 1st Sheriff Notice (Section 27-43-3)	70.00
Served 2nd Sheriff Notice (Section 27-43-3)	
Identify record owners (Section 27-43-3)	50.00
Recording list, each subdivision (Section 25-7-21(4) (a))	1.00
Issue 1st sheriffs notice (Section 27-43-3)	4.00
Mail 1st owners notice (Section 27-43-3)	2.00
Issue 2nd sheriffs notice (Section 27-43-3)	
Mail 2nd owners notice (Section 27-43-3)	
Issue each lienor notice (Section 27-43-11)	
Recording each conveyance (Section 25-7-21(4) (d))	10.00
Abstracting each subdivision (Section 25-7-21(4) (e))	1.00
Certify amount to redeem (Section 25-7-9(1) (a))	1.00
Certify release from sale (Section 25-7-9(1) (a))	1.00
Redemption fee 3¢ x line 32 (Section 25-7-21(4) (f))	4.63
Affidavit	42.00
TOTAL (to be collected from purchaser) Charge against said land	201.07

Grantor:
RONNY LOTT, CHANCERY-CLERK
P.O. BOX 404
CANTON, MS 39046

Grantee:
TTLBL, LLC
4747 EXECUTIVE DR., SUITE 510
SAN DIEGO, CA 92121
8582003835

601-855-5522
Indexing Instructions:







1-800-333-1039

Library MADISON COUNTY TAX 2019

MSTREO LLC

Parcel 103E-21 -007/02.00 PPIN 34429

4747 EXECUTIVE DR STE 510

Alt Parcel 1032

Exempt Code JD 0 Tax District 5 C

Subdivision ADDENDUM

Neighborhood Map

SAN DIEGO CA 92121 St Addr 118 TITHELO RD

Sect/Twn/Rng 21 10N 03E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1	2.00	15000			2.00	70840	85840	12876
2	.28	60			.28		60	9
	2.28	15060			2.28	70840	85900	12885

Homestead Type 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV

Mtg Group Eligible C11 N (Y/N)

New Value Added F-Fire O-Override Deed Bk 3586 Pg 217 Ext

Drainage Code Benefit Price Total Deed Date 4 3 2018 Type

28 VALLEY VIEW 12885.00 F Current 2012 Yr Added 11 12 2001

L 15060 CNV

B 70840 Chged 9 6 2018

Use Benefits X = Use1 1110 Use2 SMEADOR

J-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

F3 next record, Page-Up prev record, F13 Paperlink

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SAN DIEGO, CA 92121
8582003835

601-855-5522
Indexing Instructions:



Madison County Web Map

TTLBL LLC
118 Tithelo Road
103 E-21 -007 /02.00

- Parcels
- Roads
- Public

