



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

July 26, 2021

Salvador Escudero Lara
917 John Day Road
Canton, MS 39046

Re: *Tax Parcel No. 105I-31-018/05.00*

Dear Sir/Madame,

The property referenced above is zoned A-1 Agricultural District. The permitted uses listed in the Madison County Zoning Ordinance are agricultural and residential use, and those uses accessory to agricultural and residential use. An inspection made on the property referenced above reveals this property is in violation of section 406 and 901 of the Madison County Zoning Ordinance.

The Madison County Zoning Ordinance, in **SECTION 406 – MISCELLANEOUS GENERAL REGULATIONS, SUBSECTION 406.03 PARKING AND STORAGE OF DERELICT VEHICLES** - Vehicles that are wrecked, dismantled, partially dismantled, inoperable, abandoned or discarded and are not capable of being legally (that is, if the vehicle does not have a current inspection sticker and current license plate affixed to the vehicle) driven upon the roads, streets or highways of the Madison County shall not be parked or stored on any agricultural or residentially zoned property other than in completely enclosed buildings, nor shall such vehicles be parked on public streets or roads.

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.

Page Two,
July 26, 2021

The Madison County Zoning Ordinance, in **SECTION 901 – LAND USES PERMITTED, SUBSECTION G.** Breeding, raising, and feeding of livestock (i.e., horses, cattle, sheep, goats, mules, pigs, etc.), provided that each such animal herein defined as "livestock" shall be kept on a tract or lot of one (1) acre of land or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located no closer than 50 feet from any adjoining property lines or existing street right-of-way line.

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 **August 16 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.

Please contact me if this property has been brought into compliance prior to the hearing date for an inspection.

Sincerely,



Scott Weeks, Administrator
Planning and Zoning
scott.weeks@madison-co.com
601-826-9021 cell

Library MADISON COUNTY TAX 2021

LARA SALVADOR ESCUDERO

Parcel 105I-31 -018/05.00 PPIN 43506

~~203~~ S HARGON ST

Alt Parcel 1053100180100

Exempt Code JD 0 Tax District 5 M

Subdivision ADDENDUM

Neighborhood

Map

CANTON MS 39046 St Addr 917 JOHN DAY RD

Sect/Twn/Rng 31 10N 05E Blk

Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed

| | | | | | | | | |
|---|------|-------|-----|----|------|-------|-------|------|
| 1 | | | | | | | | |
| 2 | 3.59 | 16140 | .41 | 90 | 4.00 | 28450 | 44680 | 6703 |
| | 3.59 | 16140 | .41 | 90 | 4.00 | 28450 | 44680 | 6703 |

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

Mtg Group Eligible Cl1 N (Y/N)

New Value Added 3010 F-Fire O-Override Deed Bk 3543 Pg 216 Ext

Drainage Code Benefit Price Total Deed Date 11 13 2017 Type

5 FARMHAVEN FI 6703.00 F Current 2021 Yr Added 10 14 2004

L 16230 DSKJ

B 28450 Chged 1 31 2018

~~Use~~ Benefits X = Use1 1110 Use2 SMEADOR

F4-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

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

PTAX0I - B
Tax Year 2021

County of Madison
TAX RECEIPT INQUIRY
3/03/2021

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 027730 | 105I-31 -018/05.00 | 522 | | 102.6800 |

| | | |
|------------------------|-------|----------|
| Name | Value | Tax |
| LARA SALVADOR ESCUDERO | 14421 | 1,480.75 |
| Description | | |
| ----- | | |
| 223 S HARGON ST | | |
| CANTON MS 39046 | | |
| ----- | | |

| | | | |
|--|-------------------------------------|-------|----------|
| | Total Valuation. | 14421 | 1,480.75 |
| | Exempt Credit. | | |
| | All Exempt Credit. | | |
| | Net Ad Valorem Tax. | | 1,480.75 |
| | Forestry Tax (.42Ac @ .09). | | .04 |

| | | | |
|--|---------------------------------|--|-----------|
| | Total Tax | | 1,480.79 |
| | Total Paid (see below). | | 1,480.79 |
| | Interest Due. | | .00 |
| | Amount Due. | | *PRINTED* |

| | | | |
|--------------|-------------|-----------------|--------------|
| INSTALLMENTS | | | |
| | <u>Date</u> | <u>Interest</u> | <u>Batch</u> |
| 1 | 12/18/20 | | 108 |
| 2 | | | |
| 3 | | | |

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

BOOK 3543 PAGE 216 DOC 01 TY W
INST # 827975 MADISON COUNTY MS.
This instrument was filed for
record 11/13/17 at 9:01:33 AM
RONNY LOTT, C.C. BY: RGK D.C.

WARRANTY DEED

GRANTOR:
American Credit Corporation of
Mississippi, LLC, a Mississippi
Limited Liability Company

Address:
Post Office Box 54640
Pearl, MS 39288

Telephone:
(228) 861-9013

GRANTEE:
Salvador Escudero Lara

Address:
223 S. Hargon Street
Canton, MS 39046

Telephone:
601-832-2834

PREPARED BY:

Hez L. Hollingsworth
Thompson & Hollingsworth, P.A.
Post Office Drawer 119
Forest, MS 39074
(601) 469-3411
MSB # 2539

RETURN TO:

Thompson & Hollingsworth, P.A.
Post Office Drawer 119
Forest, MS 39074
(601) 469-3411

308-
12⁰²

INDEXING INSTRUCTIONS: PART OF NW ¼ OF SECTION 31, TOWNSHIP 10
NORTH, RANGE 5 EAST, MADISON COUNTY, MISSISSIPPI

84
4

STATE OF MISSISSIPPI

COUNTY OF MADISON

| | | |
|---|---|---------------|
| AMERICAN CREDIT CORPORATION | * | |
| OF MISSISSIPPI, LLC | * | |
| a Mississippi Limited Liability Company | * | |
| Grantor | * | |
| | * | |
| TO: | * | WARRANTY DEED |
| | * | |
| | * | |
| SALVADOR ESCUDERO LARA | * | |
| Grantee | * | |

For and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, AMERICAN CREDIT CORPORATION OF MISSISSIPPI, LLC, a Mississippi Limited Liability Company, does hereby grant, bargain, sell, convey, and warrant unto SALVADOR ESCUDERO LARA, the following described property situated in Madison County, State of Mississippi, to-wit.

Commencing at a concrete monument situated 697.62 feet West from the NE Corner of the West ½ of the NW ¼ of Section 31, Township 10 North, Range 5 East, Madison County, Mississippi, run thence South 51.78 feet to a point; thence East 173.85 feet to an iron pin on the South right-of-way boundary of John Day Road, and the Point of Beginning of this description; thence South 00 degrees 25 minutes 25 seconds East 96.56 feet along a fence line to a point; thence South 00 degrees 22 minutes 26 seconds West 147.41 feet along said fence to a point; thence South 00 degrees 23 minutes 53 seconds West 237.06 feet along said fence to a point; thence South 00 degrees 07 minutes 49 seconds East 155.71 feet along said fence to an iron pin; thence South 00 degrees 07 minutes 49 seconds East 31.06 feet along said fence to point; thence South 04 degrees 47 minutes 36 seconds East 59.40 feet along said fence to a point; thence South 10 degrees 02 minutes 02 seconds East 53.27 feet along said fence to a point; thence South 11 degrees 02 minutes 44 seconds East 15.81 feet along said fence to an iron pin; thence South 11 degrees 38 minutes 37 seconds East 254.50 feet along said fence to a 20 inch pine tree; thence North 45 degrees 07 minutes 07 seconds East 150.65 feet along said fence to an iron pin; departing said fence, run thence North 942.52 feet to an iron pin on said right-

of-way; thence North 47.17 feet to a point in John Day Road; thence West 174.30 feet to a point in said road; thence South 00 degrees 25 minutes 25 seconds East 51.78 feet to an iron pin and the Point of Beginning and close; said described tract containing 4.00 acres, more or less; SUBJECT to 0.20 acres lying within the right-of-way of John Day Road, all lying and being situated in the NW 1/4 of Section 31, Township 10 North, Range 5 East, Madison County, Mississippi.

Together with a 2005 Kabco 28 x 80 Mobile Home, VIN #KB010376AB05

This conveyance is made subject to such mineral reservations, mineral conveyances and mineral leases as may be outstanding of record and to all existing easements and right-of-ways.

WITNESS ITS SIGNATURE on this the 8th day of November, 2017.

AMERICAN CREDIT CORPORATION OF MISSISSIPPI, LLC

BY: [Signature]
Sandra L. Searles
Authorized Agent

STATE OF MISSISSIPPI
COUNTY OF SCOTT

Personally appeared before me, the undersigned authority in and for the County and State aforesaid, the within named SANDRA L. SEARLES, Authorized Agent of American Credit Corporation of Mississippi, LLC, who acknowledged that for and on behalf of said limited liability company, and for its act and deed, she signed and delivered the above and foregoing instrument for the purposes mentioned, on the day and in the year therein mentioned, after first having been duly authorized by said company so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 8 day of November, 2017.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

17AREDEEDS\LARA-WD-AMERICAN CREDIT/jcr



AMERICAN CREDIT CORPORATION OF MISSISSIPPI, LLC

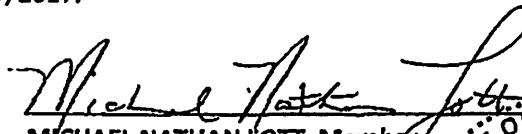
BE IT RESOLVED that on the 20th day of October, 2017, the members of AMERICAN CREDIT CORPORATION OF MISSISSIPPI, LLC, a Mississippi Limited Liability Company, unanimously approves and hereby authorizes the company to conduct business through SANDRA L. SEARLES, who is hereby appointed as an authorized agent for this company.

RESOLVED FURTHER that SANDRA L. SEARLES is hereby authorized to sign the necessary contracts and closing documents on behalf of the company, including but not limited to contracts, deeds, settlement statements, warranties, disclosures, and registrations, and the like, INCLUDING BUT NOT LIMITED TO ANY DOCUMENTATION NEEDED TO CONSUMMATE THE SALE OF REAL ESTATE LOCATED AT 917 John Day, Canton, Mississippi 39046, located in Madison County, Mississippi, Said property consists of PPIN 43506.

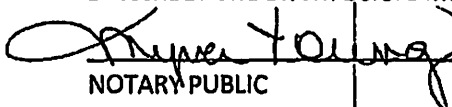
RESOLVED FURTHER all acts and things that may be done pursuant to the authority of this Resolution are hereby fully ratified and approved.

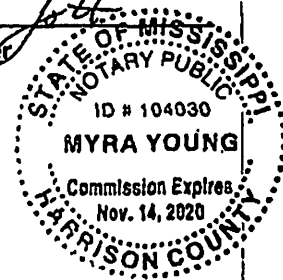
It is hereby certified that the above and foregoing is the Resolution adopted by the sole member of AMERICAN CREDIT CORPORATION OF MISSISSIPPI, LLC, a Mississippi limited liability company.

Witness my signature, this 20th day of October, 2017.


MICHAEL NATHAN LOTT, Member

Subscribed and Sworn before me this 20th day of October, 2017.


NOTARY PUBLIC
MY COMMISSION EXPIRES:




HEATH JENKINS, Member

Subscribed and Sworn before me this 20th day of October, 2017.


NOTARY PUBLIC
MY COMMISSION EXPIRES:









