



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

October 29, 2021

Victoria and Eric Gray
P.O. Box 571
Madison, MS 39110

Re: *Tax Parcel No. 82G-25B-005/02.00*

Dear Sir/Madame,

The property referenced above is zoned R-1 Residential District. The permitted uses listed in the Madison County Zoning Ordinance are residential use, and those uses accessory to residential use. An inspection made on the property referenced above reveals this property is in violation of section 406 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,
October 29, 2021

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 **November 15, 2021** 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



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October 29, 2021

Smith Ventures LLC
108 McDill Cove
Madison, MS 39110

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Sincerely,



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

PTAX0I - B
Tax Year 2021

County of Madison
TAX RECEIPT INQUIRY
9/20/2021

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 045310	082G-25B-005/02.00	524		100.6800

Name	Value	Tax
SMITH VENTURES LLC	4001	402.82
Description	Total Valuation.	
-----	Exempt Credit.	
108 MCDILL CV	All Exempt Credit.	
MADISON	Net Ad Valorem Tax.	402.82
MS 39110		

-----	Total Tax	402.82
0.76A OFF W/S OF NW1/4 OF NE1/4	Total Paid (see below).	406.85
OF NW1/4	Interest Due.00
U/D 3/84	Amount Due.	*PRINTED*

	INSTALLMENTS			
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1	3/18/21	4.03	122	402.82
2				
3				

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

Library MADISON COUNTY TAX 2022

GRAY VICTORIA ETVIR ERIC

Parcel 082G-25B-005/02.00 PPIN 23311

PO BOX 571

Alt Parcel 0822

Exempt Code JD 0 Tax District 5 M

Subdivision ADDENDUM

		Neighborhood			Map		
MADISON	MS 39130	St Addr	533	YANDELL RD			
Sect/Twn/Rng 25 08N 02E Blk							
Cls C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1	22800					22800	3420
2					3870	3870	581
	22800				3870	26670	4001
Homestead Type	1=O65 2=DAV 3=DIS 4=Reg			Reg	100	DAV	
Mtg				Group	Eligible Cl1 N (Y/N)		
New Value Added	F-Fire O-Override			Deed Bk 3916 Pg	871 Ext		
Drainage Code	Benefit	Price	Total	Deed Date	9 22 2020 Type		
13 SOUTH MADISO	4001.00	F		Current	2021 Yr	Added	11 12 2001
				L	22800	CNV	
				B	3870	Chged 11 20 2020	
Levee Benefits	X	=		Use1 1110	Use2	SMEADOR	

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

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

533 yandell Rd

533 Vandew Rd

This Document Prepared by:
Frank D. Stimley, Esq.
775 North President Street
Jackson, Mississippi 39202
(601) 969-9600

Indexing Instructions: The following described tract of land
lying and being situated entirely within the NE 1/4 of the NW 1/4
of Section 25, T8N, R2E, Madison County, Mississippi

494691

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SUBSTITUTE TRUSTEE

PURCHASER

775 N. PRESIDENT ST., STE. 100
JACKSON, MS 39202
PHONE: (601) 969-9600

209038

819 MAIN STREET
GREENVILLE, MS 38701
PHONE: (601) 335-5391

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(RE-RECORDED)
SUBSTITUTE TRUSTEE'S DEED

WHEREAS, ANNIE LEE JOHNSON, as Grantor, (hereinafter referred to as the "Grantor"), did execute and convey to HOWARD BOUTTE', JR., as Trustee, for the use and benefit of DELTA FOUNDATION, INC. ("Delta"), as Beneficiary (hereinafter referred to as "Beneficiary"), that certain Deed of Trust on file and of record among the records of mortgages and deeds of trust maintained in the office of the Chancery Clerk of Madison County, Mississippi, said Deed of Trust being recorded in Book 636 at Page 502; and

WHEREAS, the Deed of Trust authorized the appointment and substitution of another Trustee in the place of the Trustee named in the said Deed of Trust and the Beneficiaries, pursuant to said Deed of Trust, substituted FRANK D. STIMLEY, as Substitute Trustee, in the place of Howard Boutte', Jr., by written instrument dated January 25, 1995, filed for record on April 7, 1995 in Book 926 at Page 470 in the office of the Chancery Clerk of Madison County, Mississippi; and

WHEREAS, default having been made in the performance of the conditions and stipulations as set out in the Deed of Trust and the Beneficiary, being the current owner and holder of the said Deed of Trust and the indebtednesses secured thereby, having declared the balance of the indebtednesses immediately due and payable and default

having been made in said payment and said Substitute Trustee having been requested and directed, by the Beneficiaries, to execute the Trust; and

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WHEREAS, pursuant to the requirements of the Deed of Trust and the laws of the State of Mississippi, the undersigned Substitute Trustee did cause to be posted on the Bulletin Board in the Madison County Courthouse, in the City of Canton, Mississippi, before September 19, 1996, and did cause to be published in the Madison County Herald, a qualified newspaper of general circulation in Madison County, Mississippi, on September 19, 1996, September 26, 1996, October 3, 1996 and October 10, 1996, the Substitute Trustee's Notice of Sale and a copy of the Proof of Publication thereof is attached hereto and labeled Exhibit "A" and is incorporation herein by this reference; and

WHEREAS, on the 11th day of October, 1996, between 11:00 o'clock a.m. and 4:00 o'clock p.m., being within legal hours, at the South main front door of the Madison County Courthouse, located at 128 W. North Street in Canton, Mississippi, the undersigned did appear and did offer for sale, at public auction, the land and property described and conveyed in said Deed of Trust, and did, there and then receive, as and for the highest bid for the said property, the sum of Twenty-Three Thousand Five Hundred Sixty-Seven and 42/100 Dollars (\$23,567.42) and other good and valuable considerations, said bid being offered on behalf of Delta Foundation, Inc.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AFORESAID, the undersigned Substitute Trustee does hereby declare the land and property lying and being situated in the ~~County of Madison, State of Mississippi~~ ^{County of Madison, State of Mississippi}, and being more particularly described on hereinbelow as follows to-wit:

The following described tract of land lying and being situated entirely within the NE 1/4 of the NW 1/4 of Section 25, T8N, R2E, Madison County, Mississippi, and being more particularly described as follows:

Commencing at an iron pin at the northwest corner of the NE 1/4 of the NW 1/4 of Section 25, T8N, R2E, Madison County, Mississippi, being the POINT OF BEGINNING of the tract of land hereinafter described;
thence North 88 degrees 32 minutes East for 100.0 feet to an iron pin;
thence South 01 degrees 28 minutes East 330.00 feet to an iron pin;
thence South 88 degrees 32 minutes West for 100 feet to an iron pin;
thence North 01 degrees 28 minutes West for 330.00 feet to the aforesaid POINT OF BEGINNING
The above property contains 0.76 acres, more or less.

being the land and property described in the aforesaid Deed of Trust, to be sold and the same is hereby conveyed unto Delta Foundation, Inc. at and for the price of Twenty-Three Thousand Five Hundred Sixty-Seven and 42/100 Dollars (\$23,567.42) and other good and valuable considerations, being the bid tendered at the foreclosure sale, the receipt and sufficiency of which is hereby acknowledged.

The bid of said Delta Foundation, Inc. Shall be credited against the costs and expenses of collection and foreclosure, Trustee's and attorneys' fees and expenses, accrued and unpaid interest and late charges, taxes and/or insurance charges advanced under the Note and/or

Deeds of Trust, and the balance of said bid shall be credited toward principal due under the Note(s) secured by the Deed of Trust foreclosed.

WHEREFORE, PREMISES CONSIDERED and all of the requirements of the Deed of Trust and of State law having been met, the undersigned has executed this Substitute Trustee's Deed, effective as of the 2nd day of December, 1996.

Frank D. Stimley
FRANK D. STIMLEY
Substitute Trustee

PREPARED BY:

Record & return to 1302-18
Dewey Miller STE 100
18 Wipacgate Dr. 3-9600
Ste. C. 3-1142
Brandon, MS 39048
M.S.B. NO. 9330

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Frank D. Stimley, Substitute Trustee, who acknowledged to me that for and on his behalf, in his capacity as Substitute Trustee and not as an individual, he signed, sealed and delivered the above and foregoing Substitute Trustee's Deed on the date first therein mentioned as his act and deed, after being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2nd

day of December, 1996.

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Thomas N.
NOTARY PUBLIC



My Commission Expires
Notary Public State of Mississippi At Large
My Commission Expires: October 26, 1998
BONDED THRU HEIDEN-MARCHETTI, INC.

MADISON COUNTY MS This instrument was
filed for record February 14, 2006, at 8:00 A.M.

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ARTHUR JOHNSTON, C. C.

BY: [Signature] D.C.





GMC