



**Monday, February 2, 2026
4:00 PM**

**City Council
Monday Meeting Agenda**

**Council Chambers
200 Forrest Street**

Public Hearing

1. **2026-50** Hold Public Hearing to determine if certain properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community, according to the provision of MS Code 1972, Section 21-19-11.

Call to Order

Agenda Review

Citizens' Forum

Work Session

1. **2026-69** Tax Abatement Cost Benefit Review, presented by Alex Pickle.
2. **2026-70** Central Business District Proposal, presented by Todd Jackson, *ADP*.
3. **2026-71** Opioid Update, presented by Administration.

Meeting Recess



Memorandum

To: Mayor Toby Barker and Members of City Council

From:

cc: Whit Sanguinetti, Division Manager

Date: Monday, February 2, 2026

Re: Hold Public Hearing to determine if certain properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community, according to the provision of MS Code 1972, Section 21-19-11.
File Number: 2026-50
Minute Book #

Summary

Public Hearing 02 02 2026, Unsafe Properties

Recommendation Statement

I recommend a Public Hearing for the listed properties to determine if said properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community.

Please place this on the February 2, 2026 City Council meeting for consideration.



MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

MEMORANDUM

TO: Mayor and City Council

FROM: Wiley Quinn, Urban Development Director

DATE: February 2, 2026

RE: Hold Public Hearing-Unsafe Properties

Hold a Public Hearing on Monday, February 2, 2026 to determine if the following properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community, according to the provisions of MS Code 1972, Section 21-19-11.

	Address	PPIN	Ward	Violations	Proposed Actions	Estimated Cost	Estimated Penalty
1.	403 Miller Street	20563	2/HIS	VS, US, DS, DB, PT, GAR/RUB, OGL	Cut, Clean, Secure, Demo if needed	\$12,600	\$1,500
2.	412 Magnolia Avenue	13570	2	VS, OGL, PIY	Cut, Clean, and Tow	\$3,000	\$1,500
3.	509 Buschman Street	15820	2/HIS	VS, US, DS, DB, PT, GAR/RUB, OGL	Cut, Clean, Secure, Demo if needed	\$9,700	\$1,500
4.	721 Mobile Street	25631	2	VS, GAR/RUB, OGL	Cut and Clean	\$2,500	\$1,500
5.	1100 Deason Avenue	22388	2	VS, US, DS, DB, PT, OGL	Cut, Clean, Secure, Demo if needed	\$9,700	\$1,500

6.	1113 Scott Street	12723	2	VS, US, DS, DB, AV, OGL	Cut, Clean, Secure, Tow, Demo if needed	\$11,500	\$1,500
7.	1715 River Avenue	26796	2	VS, OGL	Cut and Clean	\$5,000	\$1,500
8.	38 McCall Street	11038	5	AB, DB, US, GAR/RUB, OGL	Cut, Clean, Demo	\$5,800	\$1,500
9.	112 Wisteria Drive	27313	5	AB, US, OGL	Cut, Clean, Secure	\$5,000	\$1,500
10.	3006 Prince George Road	18347	3	DS, DB, OGL	Cut, Clean, Secure, Demo if needed	\$12,200	\$1,500
11.	4960 Hardy Street	28739	3	VS, DS, GAR/RUB, OGL, ROE	Cut, Clean, Secure	\$24,000	\$1,500

Garbage & Rubbish=GAR/RUB

Dilapidated Building=DB

Dangerous Structure=DS

Imminent Danger=ID

Overgrown Lot=OGL

Open Storage=OS

Unsafe Structure=US

Abandoned Vehicle=AV

Abandoned Structure=AS

Vacant Structure=VS

Owner Responsibility=OR



MAYOR
Toby Barker

COUNCIL - WARD ONE
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Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

MEMORANDUM

TO: City Council

FROM: Wiley Quinn, Director of Urban Development

DATE: February 2, 2026

RE: Public Hearing February 2, 2026

I recommend the following property be dismissed from the Council Hearing due to the reasons listed below.

Case #	Address	PPIN	Parcel #	Reason:
2.	412 Magnolia Avenue	13570	2-038G-15-135.00	Progress in compliance

Case # 1

Case History For 403 Miller Street

Ward: 2/Historic

Action Center: CASE-07-25-017158

Date: 09/12/2025

PPIN: 20563

Owner: Ervin H Lopez Ailon, Joyce Landrum, Trace Rising LLC, and Bennett Tax Co Inc

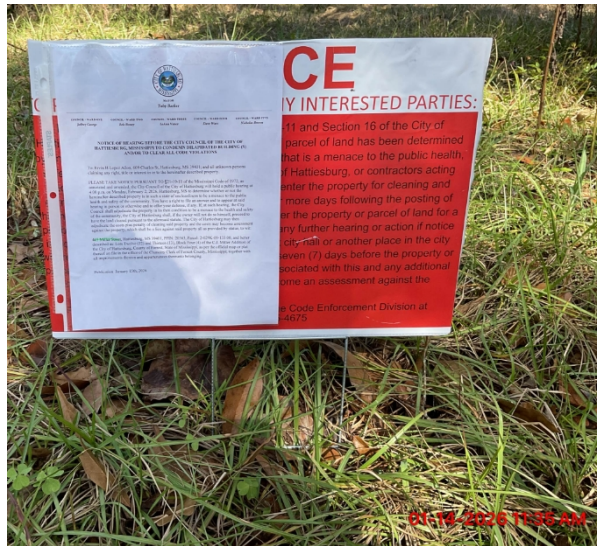
Violations: VS, US, DS, DB, PT, GAR/RUB, OGL

Case History: This property has been vacant since May 2018, and was condemned in 2023. The structure remains boarded up and in a state of neglect. Vegetation has become severely overgrown around the property, with grass and weeds exceeding ten inches in height and surrounding the entire perimeter. The overall condition contributes to an unsafe and unsanitary environment. Due to the continued vacancy, overgrowth, and lack of maintenance, Code Enforcement is requesting permission from the City Council to enter the property to cut and clean overgrowth, remove debris, and secure or demolish the structure if necessary to eliminate unsafe conditions.

Inspector:

Dale Brown

(601) 554-1009





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Ervin H Lopez Ailon, 609 Charles St, Hattiesburg, MS 39401; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, February 2, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a 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 City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

403 Miller Street, Hattiesburg, MS 39401, PPIN: 20563, Parcel: 2-029K-09-133.00, and better described as: Lots Twelve (12) and Thirteen (13), Block Four (4) of the C.J. Miller Addition of the City of Hattiesburg, County of Forrest, State of Mississippi, as per the official map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi; together with all improvements thereon and appurtenances thereunto belonging.

Publication: January 15th, 2026

403 Miller Street

PPIN: 20563

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To
Ervin H Lopez Ailon
609 Charles St
Hattiesburg, MS 39401

RV

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PO Box 2625
New Orleans, LA 701863

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1. Article Addressed to: Bennett Tax Co Inc PO Box 3786 Meridian, MS 39305 RV 9590 9402 9563 5121 0460 31	3. Service Type <table border="0"><tr><td>☐ Adult Signature</td><td>☐ Priority Mail Express®</td></tr><tr><td>☐ Adult Signature Restricted Delivery</td><td>☐ Registered Mail™</td></tr><tr><td>☒ Certified Mail®</td><td>☐ Registered Mail Restricted Delivery</td></tr><tr><td>☐ Certified Mail Restricted Delivery</td><td>☐ Signature Confirmation™</td></tr><tr><td>☐ Collect on Delivery</td><td>☐ Signature Confirmation Restricted Delivery</td></tr><tr><td>☐ Collect on Delivery Restricted Delivery</td><td></td></tr></table> Mail Mail Restricted Delivery	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
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☒ Certified Mail®	☐ Registered Mail Restricted Delivery												
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To
Trace Rising LLC
1202 S 34th Ave
Hattiesburg, MS 39402

RV

For Instructions

Case # 2

Case History For 412 Magnolia Avenue

Ward: 2

Action Center: CASE-08-24-015007

Date: 07/30/2025

PPIN: 13570

Owner: Bastals L & Peggy Answorth

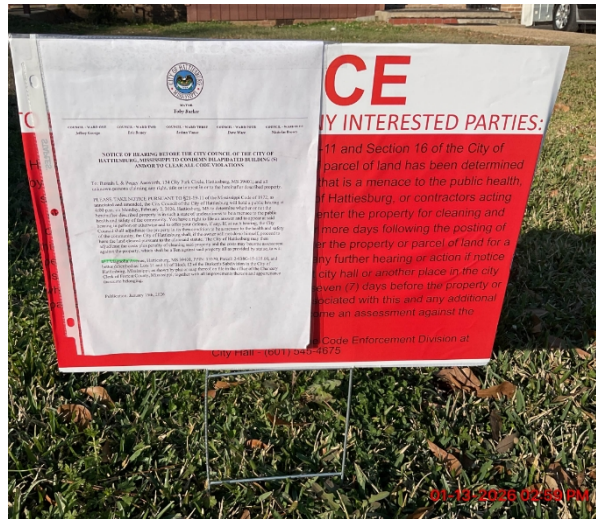
Violations: VS, OGL, PIY

Case History: This property is being submitted for RCR due to ongoing violations of Code Sections 302.4 Overgrown and 301.3 Vacant Premises. The lot has remained overgrown and unmaintained for over a year and a half. Code Enforcement has attempted to contact the owner through certified mail and by posting a red violation notice on the property, but we have received no response. Code Enforcement has written multiple notices concerning the property's condition, and now we recommend cutting and cleaning the property.

Inspector:

Dale Brown

(601) 554-1009





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Bastals L & Peggy Answorth, 134 City Park Circle, Hattiesburg, MS 39401; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, February 2, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a 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 City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

412 Magnolia Avenue, Hattiesburg, MS 39401, PPIN: 13570, Parcel: 2-038G-15-135.00, and better described as: Lots 11 and 12 of Block 12 of the Burkett's Subdivision in the City of Hattiesburg, Mississippi, as shown by plat or map thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi; together with all improvements thereon and appurtenance thereunto belonging.

Publication: January 15th, 2026

412 Magnolia Avenue

PPIN: 13570

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To \$

Bastals L & Peggy Answorth
134 City Park Circle
Hattiesburg, MS 39401

RV

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Bastals L & Peggy Answorth
134 City Park Circle
Hattiesburg, MS 39401

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X *Peggy Answorth* ☐ Agent
☐ Addressee

B. Received by (Printed Name)
Peggy Answorth

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1/13/24

D. Is delivery address different from item 1? ☐ Yes
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Case # 3

Case History For 509 Buschman Street

Ward: 2/Historic

Action Center: CASE-07-25-017140

Date: 07/10/2025

PPIN: 15820

Owner: Willis Jr, Lelia, & Nancy Carter
& Woodmark Investments LLC

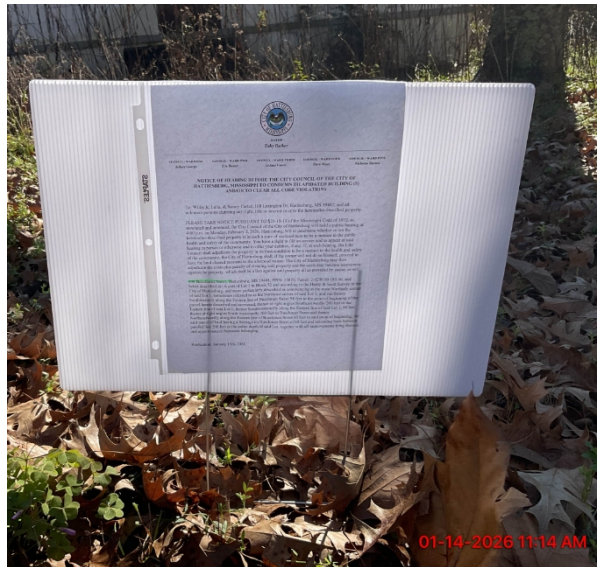
Violations: VS, US, DS, DB, PT,
GAR/RUB, OGL

Case History: This property has been vacant since July 2021 and was condemned in 2023. The structure remains boarded up and in a state of neglect. Vegetation has become severely overgrown around the property, with grass and weeds exceeding ten inches in height and surrounding the entire perimeter. The overall condition contributes to an unsafe and unsanitary environment. Due to the continued vacancy, overgrowth, and lack of maintenance, Code Enforcement is requesting permission from the City Council to enter the property to cut and clean overgrowth, remove debris, and secure or demolish the structure if necessary to eliminate unsafe conditions.

Inspector:

Dale Brown

(601) 554-1009





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Willis Jr, Lelia, & Nancy Carter, 108 Lexington Dr, Hattiesburg, MS 39402; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, February 2, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a 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 City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

509 Buschman Street, Hattiesburg, MS 39401, PPIN: 15820, Parcel: 2-029I-10-185.00, and better described as: A part of Lot 1 in Block 52 and according to the Hardy & Scott Survey in the City of Hattiesburg, and more particularly described as commencing at the most Northerly corner of said Lot 1, sometimes referred to as the Northeast corner of said Lot 1, and run thence Southwesterly along the Eastern line of Buschman Street 98 feet to the point of beginning of the parcel herein described and conveyed, thence at right angles Southeastwardly 200 feet to the Eastern line of said Lot 1, thence Southwestwardly along the Eastern line of said Lot 1, 60 feet, thence at right angles North westwardly 200 feet to Buschman Street and thence Northeastwardly along the Eastern line of Buschman Street 60 feet to said point of beginning, the said parcel of land having a frontage on Buschman Street of 60 feet and extending back between parallel line 200 feet or the entire depth of said Lot, together with all improvements lying thereon and appurtenances thereunto belonging.

Publication: January 15th, 2026

509 Buschman Street

PPIN: 15820

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Willis Jr, Lelia, & Nancy Carter
509 Buschman Street
Hattiesburg, MS 39401

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Willis Jr, Lelia, & Nancy Carter
108 Lexington Dr
Hattiesburg, MS 39402

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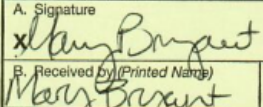
Woodmark Investments LLC
119 S President St, 2nd Floor
Jackson, MS 39201

RV

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1. Article Addressed to: Woodmark Investments LLC 119 S President St, 2nd Floor Jackson, MS 39201		B. Received by (Printed Name) Mary Bryant	
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Case # 4

Case History For 721 Mobile Street

Ward: 2

Action Center: CASE-03-25-016578

Date: 03/11/2025

PPIN: 25631

Owner: Carolyn Williams

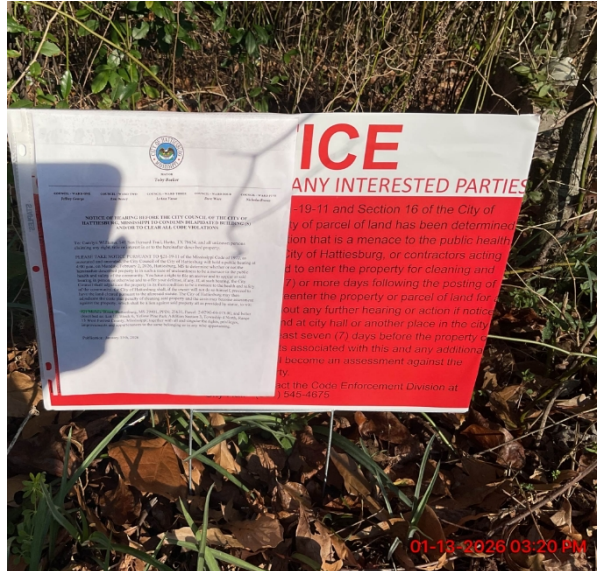
Violations: VS, GAR/RUB, OGL

Case History: This property is being submitted for RCR due to ongoing violations of Code Sections 3024 Overgrown and 301.3 Vacant Premises. The lot has remained overgrown and unmaintained for over a year and a half. Code Enforcement has attempted to contact the owner through certified mail and by posting a red violation notice on the property, but we have received no response. Code Enforcement has written multiple notices concerning the property's condition, and now we recommend cutting and cleaning the property.

Inspector:

Dale Brown

(601) 554-1009





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

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COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Carolyn Williams, 141 San Bernard Trail, Hutto, TX 78634; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, February 2, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a 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 City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

721 Mobile Street, Hattiesburg, MS 39401, PPIN: 25631, Parcel: 2-029G-03-075.00, and better described as: Lot 10, Block 6, Yellow Pine Park Addition Section 3, Township 4 North, Range 13 West Forrest County, Mississippi; together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

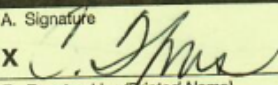
Publication: January 15th, 2026

721 Mobile Street

PPIN: 25631

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To Carolyn Williams 707 Mobile St Hattiesburg, MS 39401	RV

9589 0710 5270 3411 8165 26

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
1. Article Addressed to: Carolyn Williams 707 Mobile St Hattiesburg, MS 39401 RV	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 3411 8165 26	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case # 5

**Case History For
1100 Deason Avenue**

Ward: 2

Action Center: CASE-06-25-017012

Date: 06/06/2025

PPIN: 22388

**Owner: Kamoi LLC, Ganesha Tax
Investments LLC, Woodmark
Investments LLC, Newline Holdings LLC**

Violations: VS, US, DS, DB, PT, OGL

Case History: The property has been vacant, overgrown, unsanitary, dilapidated, and in unsafe conditions since 2023. During this time, the property owner has been issued notices of violations to fix the nature of the building, and the owner has not attempted to contact Code Enforcement or any other department necessary to resolve any of the violations on the property. Due to the unsafe and unsanitary condition of the building, this property poses a risk to the neighborhood as it is unsafe, lacks maintenance, and is a menace to the community. Code Enforcement has written multiple notices concerning the property's condition, and now we recommend securing, cutting the overgrowth, cleaning, and demolishing the primary structure on the property if needed.

Inspector:

Dale Brown

(601) 554-1009





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Kamoi LLC, 14 Tamburlain, Hattiesburg, MS 39402; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, February 2, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a 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 City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

1100 Deason Avenue, Hattiesburg, MS 39401, PPIN: 22388, Parcel: 2-029P-10-132.00, and better described as: A part of Lot One (1), Block Three (3) of the Omega Survey and a part of Lot Six (6), Block Two (2) of the M.E. Ward Survey in the City of Hattiesburg, County of Forrest, State of Mississippi, as per the maps or plats of said surveys on file in the office of the Chancery Clerk of Forrest County, Mississippi, and more particularly described as follows, to wit: Begin at the Southwest corner of Lot One (1), Block Three (3) of the said Omega Survey or Addition on Deason Avenue, and thence run East along Deason Avenue for a distance of 85 feet to and for the point of beginning, thence continue East along Deason Avenue for a distance of 45 feet, thence at right angles North for a distance of 90 feet, thence at right angles West for a distance of 45 feet, thence at right angles South for a distance of 90 feet to the point of beginning, together with all improvements thereon and appurtenances thereunto belonging.

Publication: January 15th, 2026

1100 Deason Avenue

PPIN: 22388

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Kamoi LLC
14 Tamburlain
Hattiesburg, MS 39402

RV

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Postmark Here

Kamoi LLC
1845 Laveta Lane
Charlotte, NC 28269

RV

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Postmark Here

Ganesha Tax Investments LLC
4064 Robinwood Cove
Memphis, MS 38111

RV

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Postmark Here

Woodmark Investments LLC
119 S President St, 2nd Floor
Jackson, MS 39201

RV

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☐ Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

Newline Holdings Attn: Lockbox Operations
2012 Corporate Lane, Suite 108,
PO Box 8719
Naperville, IL 60563

RV

For Instructions

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Ganesha Tax Investments LLC
4064 Robinwood Cove
Memphis, MS 38111

RV

2. Article Number (Transfer from service label)
9589 0710 5270 3411 8165 57

3. Service Type
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☐ Signature Confirmation Restricted Delivery

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A. Signature
X [Signature]

B. Received by (Printed Name)
C. Date of Delivery
1/13/26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case # 6

Case History For 1113 Scott Street

Ward: 2

Action Center: CASE-03-25-016587

Date: 03/11/2025

PPIN: 12723

Owner: Annie E Hardy, Theresa Smith

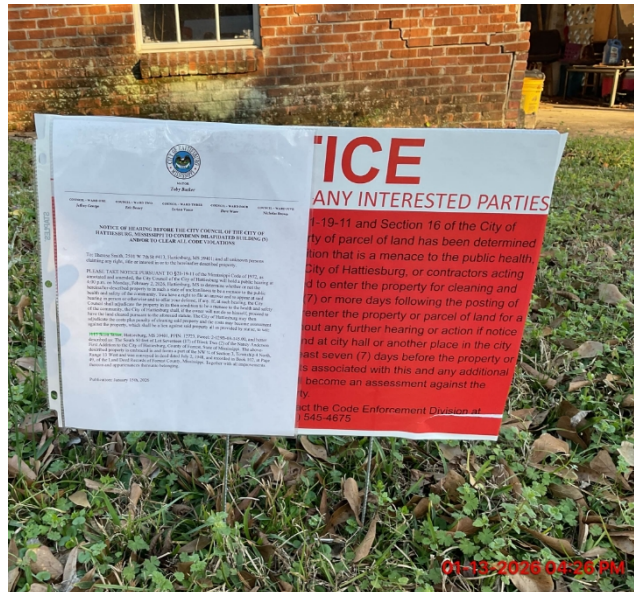
Violations: VS, US, DS, DB, AV, OGL

Case History: The property has been vacant, overgrown, unsanitary, dilapidated, and in unsafe conditions since 2021. During this time, the property owner has been issued notices of violations to fix the nature of the building, and the owner has not attempted to contact Code Enforcement or any other department necessary to resolve any of the violations on the property. Due to the unsafe and unsanitary condition of the building, this property poses a risk to the neighborhood as it is unsafe, lacks maintenance, and is a menace to the community. Code Enforcement has written multiple notices concerning the property's condition, and now we recommend securing, cutting the overgrowth, cleaning, and demolishing the primary structure on the property if needed.

Inspector:

Dale Brown

(601) 554-1009





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Theresa Smith, 2501 W 7th St #413, Hattiesburg, MS 39401; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, February 2, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a 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 City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

1113 Scott Street, Hattiesburg, MS 39401, PPIN: 12723, Parcel: 2-029B-03-145.00, and better described as: The South 50 feet of Lot Seventeen (17) of Block Two (2) of the Nancy Anderson First Addition to the City of Hattiesburg, County of Forrest, State of Mississippi. The above-described property is embraced in and forms a part of the NW ¼ of Section 3, Township 4 North, Range 13 West and was conveyed in deed dated July 2, 1948, and recorded in Book 102, at Page 49, of the Land Deed Records of Forrest County, Mississippi. Together with all improvements thereon and appurtenances thereunto belonging.

Publication: January 15th, 2026

1113 Scott Street

PPIN: 12723

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To: Annie E Hardy 1113 Scott Street Hattiesburg, MS 39401	
RV	Instructions

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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total \$	
To: Theresa Smith 2501 W 7th St #413 Hattiesburg, MS 39401	
RV	Instructions

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 x <i>Theresa Smith</i> ☐ Agent ☐ Addressee
1. Article Addressed to: Theresa Smith 2501 W 7th St #413 Hattiesburg, MS 39401 RV	B. Received by (Printed Name) <i>Theresa Smith</i> C. Date of Delivery <i>1/12/2016</i>
2. Article Number (Transfer from service label) 9589 0710 5270 3411 8165 95	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case # 7

Case History For 1715 River Avenue

Ward: 2

Action Center: CASE-05-25-016873

Date: 05/07/2025

PPIN: 26796

Owner: Daren Joe Pittman

Violations: VS, OGL

Case History: This property is being submitted for RCR due to ongoing violations of Code Sections 302.4 Overgrown and 301.3 Vacant Premises. The lot has remained overgrown and unmaintained for over a year and a half. Code Enforcement has attempted to contact the owner through certified mail and by posting a red violation notice on the property, but we have received no response. Code Enforcement has written multiple notices concerning the property's condition, and now we recommend cutting and cleaning the property.

Inspector:

Dale Brown

(601) 554-1009





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Daren Joe Pittman, 1179 Moselle Road, Moselle, MS 39459; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, February 2, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a 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 City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

1715 River Avenue, Hattiesburg, MS 39401, PPIN: 26796, Parcel: 2-030N-11-003.00, and better described as: Commence at the northwest corner of the Northwest Quarter of the Southeast Quarter of Section 11, Township 4 North, Range 13 West, Forrest County, Mississippi, and run South 89 degrees 20 minutes 15 seconds East on and along the North line of said Northwest Quarter of the Southeast Quarter for 275.17 feet to a railroad spike and the Point of Beginning. From the Point of Beginning run South 00 degrees 03 minutes 06 seconds West for 170.0 feet to a 1/2 inch rebar; thence run North 89 degrees 20 minutes 15 seconds West for 174.84 feet to a 1/2 inch rebar, thence run South 00 degrees 03 minutes 06 seconds West for 503.99 feet to a 1/2 inch rebar, thence run South 87 degrees 12 minutes 28 seconds East for 350.07 feet, thence run

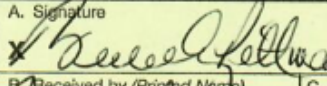
North 00 degrees 03 minutes 06 seconds East for 687.0 feet back to the aforementioned North line of said Northwest Quarter of the Southeast Quarter, thence run North 89 degrees 20 minutes 15 seconds West on and along said North line for 174.84 feet back to the Point of Beginning. Said parcel of land is part of the Northwest Quarter of the Southeast Quarter of Section 11, Township 4 North, Range 13 West, Forrest County, Mississippi, and contains 4.78 acres, more or less, together with all improvements lying thereon and appurtenances thereunto belonging.

Publication: January 15th, 2026

1715 River Avenue

PPIN: 26796

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☐ Adult Signature Restricted Delivery \$	
Postage \$	
To \$	
By \$	
Ct \$	
Pt \$	
Daren Joe Pittman 1179 Moselle Road Moselle, MS 39459	
RV	Instructions

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
1. Article Addressed to: Daren Joe Pittman PO Box 219 Moselle, MS 39459	B. Received by (Printed Name) Beverly Pittman C. Date of Delivery 1-13-26
	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9589 0710 5270 3411 8166 01	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

Case History For 38 McCall Street

(601) 554-1009





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Joyce Landrum, PO Box 26252, New Orleans, LA 701863; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, February 2, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a 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 City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

38 McCall Street, Hattiesburg, MS 39401, PPIN: 11038, Parcel: 2-038P-22-148.00, and better described as: A part of Lot 4 in Block 1 of and according to the D. E. McInnis subdivision of a part of Section 22, Township 4 North, Range 13 West, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Forrest County, Mississippi. Described as commencing at the Southwest Corner of said lot 4 in the said block and subdivision, and run thence East along the south line of said lot 4 for a distance of 175 feet, thence run North 75 feet, thence run West 175 to the West line of said lot 4, thence run South along the west line of said lot 4 for a distance of 75 feet to the said point of beginning, together with all improvements lying thereon and appurtenances thereunto belonging.

Publication: January 15th, 2026

38 McCall Street

PPIN: 11038

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to

\$

St

St

C

P

Joyce Landrum
PO Box 1333
Hattiesburg, MS 39403

RV

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Postage

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to

\$

St

St

C

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Joyce Landrum
PO Box 26252
New Orleans, LA 701863

RV

for Instructions

Case # 9

**Case History For
112 Wisteria Drive**

Ward: 5

Action Center: CASE-11-25-017942

Date: 11/18/2025

PPIN: 27313

Owner: Leila Fojaco Woodward

Violations: AB, US, OGL

Case History: This property has been in an abandoned state which has continued for several years. Code Enforcement asks that the property be cleaned and boarded up to keep out homeless.

Inspector:

Tywan Kidd

(601) 554-1007





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Leila Fojaco Woodward, 112 Wisteria Dr, Hattiesburg, MS 39401; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, February 2, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a 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 City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

112 Wisteria Drive, Hattiesburg, MS 39401, PPIN: 27313, Parcel: 2-038L-21-088.00, and better described as: A part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ of the NW $\frac{1}{4}$) of Section 21, Township 4 North, Range 13 West, Forrest County, Mississippi, and more particularly described as follows, to-wit: Commencing at the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of above said Section, Township and Range, thence run West 148 feet, thence run South 20 feet for the Point of Beginning; thence run West 100 feet; thence run South 180 feet; thence run East 100 feet; thence run North 180 feet to the Point of Beginning, together with all improvements thereon and appurtenances thereunto belonging.

Publication: January 15th, 2026

112 Wisteria Drive

PPIN: 27313

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Leila Fojaco Woodward 112 Wisteria Dr Hattiesburg, MS 39401	
RV	
for Instructions	

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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Leila Fojaco Woodward 108 Wisteria Dr Hattiesburg, MS 39401	
RV	
for Instructions	

Case # 10

**Case History For
3006 Prince George Road**

Ward: 3

Action Center: CASE-08-25-017325

Date: 08/04/2025

PPIN: 18347

Owner: Donald Lowery Attn: Renee Lowery

Violations: DS, DB, OGL

Case History: At 3006 Prince George Road there is a residential structure that was damaged by fire on 10/23/24. The home has significant damage mainly to the roof and the back of the structure (kitchen area). The windows in the front are broken but not boarded up. The back of the home is heavily damaged and is not enclosed possibly allowing the general public access. The property is not enclosed by a fence or safety barrier to keep out trespassers. The structure is a blight on the community.

Inspector:

Robert Extine

(601) 545-4600





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Donald Lowery Attn: Renee Lowery, 3006 Prince George Road, Hattiesburg, MS 39402;
and all unknown persons claiming any right, title or interest in or to the hereinafter described
property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, February 2, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a 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 City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

3006 Prince George Road, Hattiesburg, MS 39402, PPIN: 18347, Parcel: 2-039C-18-151.00, and better described as: West 40 feet of Lot 3 and the East 40 feet of Lot 4, Block "Q" of the Jamestown 2nd Addition to the City of Hattiesburg, County of Forrest, State of Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi; together with all improvements thereon and appurtenances thereunto belonging.

Publication: January 15th, 2026

3006 Prince George Road

PPIN: 18347

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Donald Lowery Attn: Renee Lowery 3006 Prince George Road Hattiesburg, MS 39402	
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Donald Lowery Attn: Renee Lowery 62 Sharmont Drive Hattiesburg, MS 39402	
RV	
Instructions	

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 x <u>Renee Lowery</u> ☐ Agent ☐ Addressee
1. Article Addressed to: Donald Lowery Attn: Renee Lowery 62 Sharmont Drive Hattiesburg, MS 39402	B. Received by (Printed Name) <u>Renee Lowery</u> C. Date of Delivery <u>1/12/26</u>
	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9589 0710 5270 3411 8166 32	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

Case # 11

**Case History For
4960 Hardy Street**

Ward: 3

Action Center: CASE-05-25-016897

Date: 11/18/2025

PPIN: 28739

**Owner: Beth Holdings LLC, Odysseus
Strategies LLC**

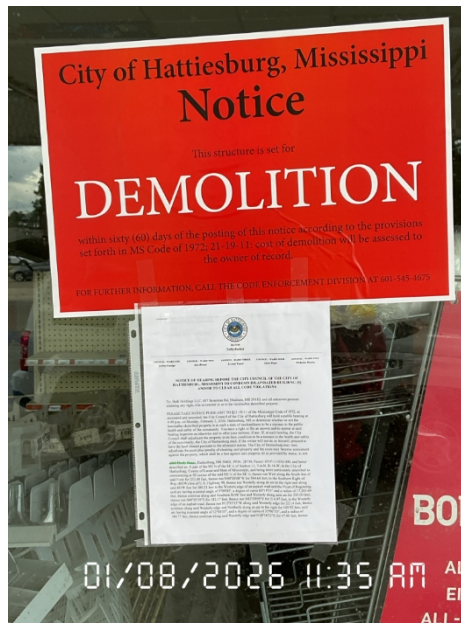
**Violations: VS, DS, GAR/RUB, OGL,
ROE**

Case History: There are (2) structures on the property. The main structure which is the old Shell gas station & a separate structure which is an old car wash. The main structure is in a state of disrepair some of the windows have been broken or cracked in an attempt to break in. One of the front doors, the back entrance, and one other location on the main building has been boarded up. However, the back door, which was boarded up, has been unsealed and it appears vagrants are using the main building for housing. Inside the main building there is a huge amount of garbage & rubbish and other miscellaneous trash items. It looks like someone used cardboard boxes to make room dividers. The smaller building (carwash) is boarded up, but at one point it was used by vagrants to sleep & use the bathroom in. Both buildings are a blight on the business districts and community. The grounds are dirty with trash & litter (garbage bags, glass from broken windows, paper, plastics, and other miscellaneous items). Grass & weeds are overgrown out front and several spots on the property. I am requesting unrestricted right of entry (IPMC 104.3) inside and out to have the property cleaned, cut, and secured.

Inspector:

Robert Extine

(601) 545-4600





MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

To: Beth Holdings LLC, 457 Bozeman Rd, Madison, MS 39110; and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00 p.m. on Monday, February 2, 2026, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a 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 City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

4960 Hardy Street, Hattiesburg, MS 39402, PPIN: 28739, Parcel: 051P-11-036.000, and better described as: A part of the NE ¼ of the SE ¼ of Section 11, T-4-N, R-14-W, in the City of Hattiesburg, County of Lamar and State of Mississippi, and being more particularly described as commencing at SE corner of the said NE ¼ of the SE ¼, thence run West along the South line of said Forty for 253.00 feet, thence run N00°20'08"W for 594.64 feet, to the Southern Right-of-Way (ROW) line of U.S. Highway 98, thence run Westerly along an arc to the right and along said ROW line for 180.21 feet to the Western edge of an asphalt road and the Point of Beginning, said arc having a central angle of 5°00'00", a degree of curve 00°19'55" and a radius of 17,263.69 feet, thence continue along said Southern ROW line and Westerly along said arc for 235.00 feet, thence run S00°20'19"E for 182.17 feet, thence run N82°29'05"E for 214.97 feet, to the Westerly edge of an asphalt road, thence run N13°52'15"W along said Westerly edge for 22.14 feet, thence continue along said Westerly edge and Northerly along an arc to the right for 105.92 feet, said arc having a central angle of 32°50'35", and a degree of curve of 31°00'33", and a radius of 184.77 feet, thence continue along said Westerly edge and N18°58'22"E for 47.00 feet, thence continue along said Westerly edge and N16°01'37"E for 15.07 feet, to the Point of Beginning, containing 0.88 acres, more or less.

Publication: January 15th, 2026

4960 Hardy Street

PPIN: 28739

9589 0710 5270 3411 8166 49

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Beth Holdings LLC
457 Bozeman Rd
Madison, MS 39110

RV

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Odysseus Strategies LLC
4064 Robinwood Cove
Memphis, TN 38111

RV

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Rick Monday
215 W Jackson St
Ridgeland, MS 39157

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1. Article Addressed to:

Beth Holdings LLC
457 Bozeman Rd
Madison, MS 39110

RV

9590 9402 9563 5121 0461 61

2. Article Number (Transfer from service label)
9589 0710 5270 3411 8166 49

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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X Harinder S Ben ☐ Agent ☐ Addressee

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HARINDER BEN C. Date of Delivery
1-13-26

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1. Article Addressed to:

Odysseus Strategies LLC
4064 Robinwood Cove
Memphis, TN 38111

RV

9590 9402 9563 5121 0461 16

2. Article Number (Transfer from service label)
9589 0710 5270 3411 8166 56

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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X [Signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name)
[Signature] C. Date of Delivery
1/13/26

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