

# **BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION**

**ADDRESS: 1243 HANKINS STREET**  
**(Removal of concrete)**

## **BASIC INFORMATION**

- ▶ PARCEL: 088N-33-102-00
- ▶ CASE: 48921
- ▶ WARD: 5
- ▶ TAX VALUE: \$8,000
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

## **NEARBY PROPERTIES/ TAXES**

Right side \$52,570  
Left side \$4,000 (Small Triangle)  
Rear \$67,660  
Across street \$850 (Small ROW)

## **TAXES/LIENS**

TAXES – CURRENT CITY LIENS - NO

## **VISUAL INDICATORS OF BLIGHT**

- ▶ STRUCTURAL DAMAGE OR FAILURE - NO
- ▶ EXTERIOR MATERIALS IN NEED OF REPLACEMENT OR REPAIR – NO
- ▶ BROKEN WINDOWS\DAMAGED DOORS – NO
- ▶ YARD OR GROUNDS POORLY MAINTAINED – YES
- ▶ ACCUMULATION OF JUNK - NO

## **CODE ENFORCEMENT HISTORY**

- ▶ PRIOR VIOLATIONS: YES
- ▶ THE HOUSE ON THIS PROPERTY WAS DEMOLISHED IN 2019. THIS IS TO REMOVE THE CONCRETE SLAB THAT WAS LEFT BEHIND.



## HEARING NOTICE

DATE: 11/03/2025

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 48921

VS.

**MICHAEL DUFFY AND ANY PERSON OR ENTITY WITH  
INTEREST IN PROPERTY LOCATED AT 1243 HANKINS**

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. If you would like to discuss this matter prior to the meeting referenced below, please call Lynda Ford at 662-587-7236.

### PETITION UNDER MISS. CODE ANN. §21-19-11

The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above named party or parties, hereinafter referred to as "Owner."

1. **Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **1243 Hankins Street, Tupelo, MS, Parcel #088N-33-102-00**, including building(s) thereon, is in such a state of uncleanness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
2. **Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **11/18/2025 at City Hall, Second Floor Council Chambers, 71 East Troy Street, Tupelo, MS at 6:00 p.m.** You have the right to attend and respond to the charges.
3. **Finding.** If at said hearing the City Council adjudicates that the property or land in its then condition is a menace to the public health, safety and welfare of the community, then it shall order that the Owner undertake one or more of the following measures: cutting grass and weeds; filling cisterns; removing rubbish; removing dilapidated fences; removing outside toilets; **demolishing dilapidated buildings**; removing personal property and other debris; and draining cesspools and standing water, as warranted and applicable.

4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty
5. of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.

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 future hearing.

**WITNESS MY SIGNATURE, THIS THE 3<sup>rd</sup> DAY OF NOVEMBER, 2025.**



---

**Tanner Newman, Director  
Department of Development Services  
City Of Tupelo, Mississippi**

**Hearing Notices Mailed To:**

Michael Duffy  
1243 Hankins  
Tupelo, MS 38804

Michael Duffy  
106 Alcester Road  
Goose Creek, SC 29445

USROF III Legal Title trust 2015-I  
US Bank National Assoc., Trustee  
50 Livingston Avenue EP – MN-WS3D  
St. Paul, MN 55107

Merritt, Inc.  
William E. Bennett, III, Registered Agent  
2425 Old North Hills Street  
Meridian, MS 39305

Looxahoma, LLC  
498 West Bankhead Street  
New Albany, MS 38652

Robert M. Bailey  
Registered Agent for Looxahoma, LLC  
PO Box 867  
New Albany, MS 38652



CITY OF TUPELO  
DEPARTMENT OF DEVELOPMENT SERVICES

CODE ENFORCEMENT DIVISION  
NOTICE TO COMPLY

**Violation Address:** 1243 HANKINS ST  
TUPELO MS 38804

**Date:** 05/08/2025

**Case #:** 48921

**Property Owner:** DUFFY MICHAEL  
**Owner Address:** 106 ALCESTER ROAD  
GOOSE CREEK, SC 29445

**Parcel #:** 088N3310200

Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/ or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

**Your property has been recognized as having the following violations:**

**The re-inspect date is:** 06/16/2025

**\*PLEASE CORRECT VIOLATIONS BY THIS DATE**

<b><u>VIOLATION</u></b>	<b><u>DETAILS &amp; REMEDY</u></b>
LOT MAINTENANCE DEMOLISHING OF PROPERTY ORDINANCE	MUST REMOVE THE CONCRETE SLAB ON EMPTY LOT

§17.1.2 of the Development Code states: (1) Liability for violations. Any person who erects, constructs, reconstructs, alters, repairs, converts or maintains any building or structure in violation of this Ordinance, and any person who uses any building, structure or land in violation of this Ordinance shall be guilty of a misdemeanor and shall be fined not more than One Thousand Dollars, (\$1,000), or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense. (2) Each day a separate violation. Each day that a violation continues shall constitute a separate and distinct violation or offense.

06/04/2025

EMMA GENTRY

CODE ENFORCEMENT OFFICER

PHONE # 662-610-5769

**\*The Development Code and Municipal Code of Ordinances can be found at [www.tupeloms.gov](http://www.tupeloms.gov)**

Department of Development Services - 71 East Troy Street - P.O. Box 1485 - Tupelo, MS 38802



## DEMOLITION OF PROPERTY ORDINANCE

Miss. Code Ann. § 21-19-11 (2014)

§ 21-19-11. Determination that property or parcel of land is menace; notification to property owner; hearing; cleaning private property; cost and penalty as assessment against property; appeal

(1) To determine whether property or parcel of land located within a municipality is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community, a governing authority of any municipality shall conduct a hearing, on its own motion, or upon the receipt of a petition signed by a majority of the residents residing within four hundred (400) feet of any property or parcel of land alleged to be in need of the cleaning. Notice shall be provided to the property owner by:

(a) United States mail two (2) weeks before the date of the hearing mailed to the address of the subject property and to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax; and

(b) Posting notice for at least two (2) weeks before the date of a hearing on the property or parcel of land alleged to be in need of cleaning and at city hall or another place in the municipality where such notices are posted.

Any notice required by this section shall include language that informs the property owner 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 final adjudication 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. A copy of the required notice mailed and posted as required by this section shall be recorded in the minutes of the governing authority in conjunction with the hearing required by this section.

If, at such hearing, the governing authority shall adjudicate the property or parcel of land in its then condition to be a menace to the public health, safety and welfare of the community, the governing authority, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The governing authority may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed One Thousand Five Hundred Dollars (\$ 1,500.00) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and administrative costs and legal costs of the municipality. For subsequent cleaning within the one-year period after the date of the hearing at which the property or parcel of land was adjudicated in need of cleaning, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipality's adjudication as authorized in this subsection (1), a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property, except as otherwise provided in this section for removal of hazardous substances, shall not exceed an aggregate amount of Twenty Thousand Dollars (\$ 20,000.00) per year, or the fair market value of the property subsequent to cleaning, whichever is more. The aggregate cost of removing hazardous substances will be the actual cost of such removal to the municipality and shall not be subject to the Twenty Thousand Dollar (\$ 20,000.00) limitation provided in this subsection. The governing authority may assess the same penalty for each time the property or land is cleaned as otherwise provided in this section. The penalty provided



herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice.

(2) If the governing authority declares, by resolution, that the cost and any penalty shall be collected as a civil debt, the governing authority may authorize the institution of a suit on open account against the owner of the property in a court of competent jurisdiction in the manner provided by law for the cost and any penalty, plus court costs, reasonable attorney's fees and interest from the date that the property was cleaned.

(3) (a) If the governing authority declares that the cost and any penalty shall be collected as an assessment against the property, then the assessment above provided for shall be a lien against the 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 municipality shall, upon order of the board of governing authorities, proceed to sell the land to satisfy the lien as now provided by law for the sale of lands for delinquent municipal taxes. The lien against the property shall be an encumbrance upon the property and shall follow title of the property.

(b) (i) All assessments levied under the provisions of this section shall be included with municipal ad valorem taxes and payment shall be enforced in the same manner in which payment is enforced for municipal ad valorem taxes, and all statutes regulating the collection of other taxes in a municipality shall apply to the enforcement and collection of the assessments levied under the provisions of this section, including utilization of the procedures authorized under Sections 17-13-9(2) and 27-41-2.

(ii) All assessments levied under the provisions of this section shall become delinquent at the same time municipal ad valorem taxes become delinquent. Delinquencies shall be collected in the same manner and at the same time delinquent ad valorem taxes are collected and shall bear the same penalties as those provided for delinquent taxes. If the property is sold for the nonpayment of an assessment under this section, it shall be sold in the manner that property is sold for the nonpayment of delinquent ad valorem taxes. If the property is sold for delinquent ad valorem taxes, the assessment under this section shall be added to the delinquent tax and collected at the same time and in the same manner.

(4) All decisions rendered under the provisions of this section may be appealed in the same manner as other appeals from municipal boards or courts are taken.

(5) Nothing contained under this section shall prevent any municipality from enacting criminal penalties for failure to maintain property so as not to constitute a menace to public health, safety and welfare.

### PHOTOS:



Department of Development Services - 71 East Troy Street - P.O. Box 1485 - Tupelo, MS 38802





September 9, 2025  
1243 Hankins St  
Lee County



September 9, 2025  
1243 Hankins St  
Lee County







# **BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION**

**ADDRESS: 418 TOLBERT STREET**  
**(Removal of concrete)**

## **BASIC INFORMATION**

- ▶ PARCEL: 089F-30-088-00
- ▶ CASE: N/A
- ▶ WARD: 4
- ▶ TAX VALUE: \$4,800
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

## **NEARBY PROPERTIES/ TAXES**

Right side \$33,100  
Left side \$4,000  
Rear \$100,590  
Across street \$34,110

## **TAXES/LIENS**

TAXES – CURRENT      CITY LIENS - NO

## **VISUAL INDICATORS OF BLIGHT**

- ▶ STRUCTURAL DAMAGE OR FAILURE - NO
- ▶ EXTERIOR MATERIALS IN NEED OF REPLACEMENT OR REPAIR – NO
- ▶ BROKEN WINDOWS\DAMAGED DOORS – NO
- ▶ YARD OR GROUNDS POORLY MAINTAINED – YES
- ▶ ACCUMULATION OF JUNK - NO

## **CODE ENFORCEMENT HISTORY**

- ▶ PRIOR VIOLATIONS: YES
- ▶ THE HOUSE ON THIS PROPERTY WAS DEMOLISHED IN 2003. THIS IS TO REMOVE THE CONCRETE SLAB AND STEPS THAT WERE LEFT BEHIND.



## HEARING NOTICE

DATE: 11/03/2025

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. N/A

VS.

NEIGHBORHOOD DEVELOPMENT CORPORATION

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. If you would like to discuss this matter prior to the meeting referenced below, please call Lynda Ford at 662-587-7236.

### PETITION UNDER MISS. CODE ANN. §21-19-11

The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above-named party or parties, hereinafter referred to as "Owner."

1. **Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **418 Tolbert, Tupelo, MS, Parcel #089F-30-088-00**, including building(s) thereon, is in such a state of uncleanness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
2. **Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **11/18/2025 at City Hall, Second Floor Council Chambers, 71 East Troy Street, Tupelo, MS at 6:00 p.m.** You have the right to attend and respond to the charges.
3. **Finding.** If at said hearing the City Council adjudicates that the property or land in its then condition is a menace to the public health, safety and welfare of the community, then it shall order that the Owner undertake one or more of the following measures: cutting grass and weeds; filling cisterns; removing rubbish; removing dilapidated fences; removing outside toilets; **demolishing dilapidated buildings**; removing personal property and other debris; and draining cesspools and standing water, as warranted and applicable.



4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty
5. of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.

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 future hearing.

**WITNESS MY SIGNATURE, THIS THE 3RD DAY OF NOVEMBER 2025.**



---

**Tanner Newman, Director  
Department of Development Services  
City Of Tupelo, Mississippi**

**Hearing Notices Mailed To:**

Neighborhood Development Corporation  
PO Box 782  
Tupelo, MS 38802



**CITY OF TUPELO  
DEPARTMENT OF DEVELOPMENT SERVICES**

**CODE ENFORCEMENT DIVISION  
NOTICE TO COMPLY**

**Violation Address:** 418 TOLBERT

**Date:** 05/20/2025

**Case #:** 48998

**Property Owner:** REGINALD HENDRIX  
**Owner Address:** 1701 VALLEYVIEW DR  
TUPELO MS 38801

**Parcel #:** 089F3008800

Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

**Your property has been recognized as having the following violations:**

**The re-inspect date is:** 06/20/2025

**\*PLEASE CORRECT VIOLATIONS BY THIS DATE**

<b><u>VIOLATION</u></b>	<b><u>DETAILS &amp; REMEDY</u></b>
LOT MAINT	<b><u>ALL CONCRETE SLAB, CONCRETE BLOCKS, DRIVES AND/OR SIDEWALKS MUST BE REMOVED BY COMPLY BY DATE</u></b>

**§17.1.2 of the Development Code states:** (1) Liability for violations. Any person who erects, constructs, reconstructs, alters, repairs, converts or maintains any building or structure in violation of this Ordinance, and any person who uses any building, structure or land in violation of this Ordinance shall be guilty of a misdemeanor and shall be fined not more than One Thousand Dollars, (\$1,000), or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense. (2) Each day a separate violation. Each day that a violation continues shall constitute a separate and distinct violation or offense.

05/20/2025

EMMA GENTRY

CODE ENFORCEMENT OFFICER

PHONE # 662-610-5769



**\*The Development Code and Municipal Code of Ordinances can be found at [www.tupeloms.gov](http://www.tupeloms.gov)**

#### **DEMOLITION OF PROPERTY ORDINANCE**

**Miss. Code Ann. § 21-19-11 (2014)**

**§ 21-19-11.** Determination that property or parcel of land is menace; notification to property owner; hearing; cleaning private property; cost and penalty as assessment against property; appeal

(1) To determine whether property or parcel of land located within a municipality is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community, a governing authority of any municipality shall conduct a hearing, on its own motion, or upon the receipt of a petition signed by a majority of the residents residing within four hundred (400) feet of any property or parcel of land alleged to be in need of the cleaning. Notice shall be provided to the property owner by:

(a) United States mail two (2) weeks before the date of the hearing mailed to the address of the subject property and to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax; and

(b) Posting notice for at least two (2) weeks before the date of a hearing on the property or parcel of land alleged to be in need of cleaning and at city hall or another place in the municipality where such notices are posted.

Any notice required by this section shall include language that informs the property owner 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 final adjudication 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. A copy of the required notice mailed and posted as required by this section shall be recorded in the minutes of the governing authority in conjunction with the hearing required by this section.

If, at such hearing, the governing authority shall adjudicate the property or parcel of land in its then condition to be a menace to the public health, safety and welfare of the community, the governing authority, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. The governing authority may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed One Thousand Five Hundred Dollars (\$ 1,500.00) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and administrative costs and legal costs of the municipality. For subsequent cleaning within the one-year period after the date of the hearing at which the property or parcel of land was adjudicated in need of cleaning, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipality's adjudication as authorized in this subsection (1), a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property, except as otherwise provided in this section for removal of hazardous substances, shall not exceed an aggregate amount of Twenty Thousand Dollars (\$ 20,000.00) per year, or the fair market value of the property subsequent to cleaning, whichever is more. The aggregate cost of removing hazardous substances will be the actual cost of such removal to the municipality and shall not be subject to the Twenty Thousand Dollar (\$ 20,000.00) limitation provided in this subsection. The governing authority may assess the same penalty for each time the property or land is cleaned as otherwise provided in this section. The penalty provided



herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice.

(2) If the governing authority declares, by resolution, that the cost and any penalty shall be collected as a civil debt, the governing authority may authorize the institution of a suit on open account against the owner of the property in a court of competent jurisdiction in the manner provided by law for the cost and any penalty, plus court costs, reasonable attorney's fees and interest from the date that the property was cleaned.

(3) (a) If the governing authority declares that the cost and any penalty shall be collected as an assessment against the property, then the assessment above provided for shall be a lien against the 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 municipality shall, upon order of the board of governing authorities, proceed to sell the land to satisfy the lien as now provided by law for the sale of lands for delinquent municipal taxes. The lien against the property shall be an encumbrance upon the property and shall follow title of the property.

(b) (i) All assessments levied under the provisions of this section shall be included with municipal ad valorem taxes and payment shall be enforced in the same manner in which payment is enforced for municipal ad valorem taxes, and all statutes regulating the collection of other taxes in a municipality shall apply to the enforcement and collection of the assessments levied under the provisions of this section, including utilization of the procedures authorized under Sections 17-13-9(2) and 27-41-2.

(ii) All assessments levied under the provisions of this section shall become delinquent at the same time municipal ad valorem taxes become delinquent. Delinquencies shall be collected in the same manner and at the same time delinquent ad valorem taxes are collected and shall bear the same penalties as those provided for delinquent taxes. If the property is sold for the nonpayment of an assessment under this section, it shall be sold in the manner that property is sold for the nonpayment of delinquent ad valorem taxes. If the property is sold for delinquent ad valorem taxes, the assessment under this section shall be added to the delinquent tax and collected at the same time and in the same manner.

(4) All decisions rendered under the provisions of this section may be appealed in the same manner as other appeals from municipal boards or courts are taken.

(5) Nothing contained under this section shall prevent any municipality from enacting criminal penalties for failure to maintain property so as not to constitute a menace to public health, safety and welfare.

#### PHOTOS:



Department of Development Services - 71 East Troy Street - P.O. Box 1485 - Tupelo, MS 38802





Department of Development Services - 71 East Troy Street - P.O. Box 1485 - Tupelo, MS 38802





# **BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION**

**ADDRESS: 2303 WOODS STREET**  
**(Demolition of accessory building & clean up)**

## **BASIC INFORMATION**

- ▶ PARCEL: 077P-35-165-00
- ▶ CASE: 48692
- ▶ WARD: 7
- ▶ TAX VALUE: \$16,000
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

## **NEARBY PROPERTIES/ TAXES**

Right side \$66,460  
Left side \$55,560  
Rear \$72,280  
Across street \$128,770

## **TAXES/LIENS**

Taxes – Current      City liens - No

## **VISUAL INDICATORS OF BLIGHT**

- ▶ STRUCTURAL DAMAGE OR FAILURE - YES
- ▶ EXTERIOR MATERIALS IN NEED OF REPLACEMENT OR REPAIR – YES
- ▶ BROKEN WINDOWS\DAMAGED DOORS – YES
- ▶ YARD OR GROUNDS POORLY MAINTAINED – YES
- ▶ ACCUMULATION OF JUNK - YES

## **CODE ENFORCEMENT HISTORY**

- ▶ PRIOR VIOLATIONS: YES
- ▶ The house was removed from this property in 2019 but the shed was not removed. It is blighted and housing the homeless.



## HEARING NOTICE

DATE: 11/03/2025

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 48692

VS.

GARY MOORE AND MURRA GOODE AND  
ANY PARTY HAVING INTEREST IN PROPERTY LOCATED  
AT 2303 WOODS STREET

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. If you would like to discuss this matter prior to the meeting referenced below, please call Lynda Ford at 662-587-7236.

### PETITION UNDER MISS. CODE ANN. §21-19-11

The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above-named party or parties, hereinafter referred to as "Owner."

1. **Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **2303 Woods Street, Tupelo, MS, Parcel #077P-35-165-00**, including building(s) thereon, is in such a state of uncleanness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
2. **Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **11/18/2025 at City Hall, Second Floor Council Chambers, 71 East Troy Street, Tupelo, MS at 6:00 p.m.** You have the right to attend and respond to the charges.
3. **Finding.** If at said hearing the City Council adjudicates that the property or land in its then condition is a menace to the public health, safety and welfare of the community, then it shall order that the Owner undertake one or more of the following measures: cutting grass and weeds; filling cisterns; removing rubbish; removing dilapidated fences; removing outside toilets; **demolishing dilapidated buildings**; removing personal property and other debris; and draining cesspools and standing water, as warranted and applicable.



4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty
5. of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.

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 future hearing.

**WITNESS MY SIGNATURE, THIS THE 3RD DAY OF NOVEMBER 2025.**



---

**Tanner Newman, Director  
Department of Development Services  
City Of Tupelo, Mississippi**

**Hearing Notices Mailed To:**

Gary Moore & Murra Goode  
2303 Woods Street  
Tupelo, MS 38804

Gary Moore & Murra Goode  
1264 Briarwood Drive  
Memphis, TN 38111

Gary L. Moore Trust and Murra Moore Goode Trust  
Cadence Bank, Trustee  
201 S. Spring Street  
Tupelo, MS 38804

Merritt, Inc.  
William E. Bennett, III, Registered Agent  
2425 Old North Hills Street  
Meridian, MS 39305



**CITY OF TUPELO  
DEPARTMENT OF DEVELOPMENT SERVICES**

**CODE ENFORCEMENT DIVISION  
NOTICE TO COMPLY**

**Violation Address:** 2303 WOODS ST  
TUPELO, MS 38804

**Date:** 04/16/2025

**Case #:** 48692

**Property Owner:** MOORE GARY & MURRA GOODE  
**Owner Address:** 1264 BRIARWOOD DR  
MEMPHIS, TN 38111

**Parcel #:** 077P3516500

Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/ or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

**Your property has been recognized as having the following violations:**

**The re-inspect date is:** 05/16/2025

**\*PLEASE CORRECT VIOLATIONS BY THIS DATE**

<b><u>VIOLATION</u></b>	<b><u>DETAILS &amp; REMEDY</u></b>
ACCESSORY BLDG & SIZE	ACCESSORY BUILDING IS NOT PERMITTED WITHOUT A PRIMARY STRUCTURE ON THE PARCEL. THE PLAYHOUSE MUST BE EITHER REMOVED FROM THE PARCEL OR DEMOLISHED.
OPEN/OUTDOOR STORAGE & LITTER	GARBAGE/LITTER MUST BE REMOVED FROM THE INTERIOR AND EXTERIOR AREAS OF THE PLAYHOUSE

**§17.1.2 of the Development Code states:** (1) Liability for violations. Any person who erects, constructs, reconstructs, alters, repairs, converts or maintains any building or structure in violation of this Ordinance, and any person who uses any building, structure or land in violation of this Ordinance shall be guilty of a misdemeanor and shall be fined not more than One Thousand Dollars, (\$1,000), or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense. (2) Each day a separate violation. Each day that a violation continues shall constitute a separate and distinct violation or offense.

A handwritten signature in black ink, appearing to read "Troy Peck", is written over a horizontal line.

TROY PECK  
DEPUTY CHIEF  
CODE COMPLIANCE DIVISION  
PHONE # 662-687-2815



\*The Development Code and Municipal Code of Ordinances can be found at [www.tupeloms.gov](http://www.tupeloms.gov)

#### **IPMC SEC 110 - DEMOLITION (110.1-110.4**

SEC 110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repairs as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy.....the code official shall order the owner or owner's authorized agent to demolish and remove such structure.....(110.1-110.4 INCLUDED)

#### **STANDARDS FOR ACCESSORY STRUCTURES**

##### **7.2 Standards for Accessory Structures**

##### **7.2.1 All accessory structures shall:**

- (1) Directly serve the principal use or structure;
- (2) Be accessory and clearly incidental to the principal structure;
- (3) Be clearly subordinate in area, extent, and purpose to the principal structure;
- (4) Be owned or operated by the same person as the principal structure;
- (5) Be located on the same lot as the principal use or structure;
- (6) Be subject to all applicable design and development standards for the zoning district and the principal use;
- (7) Be constructed on or after the date when the principal structure is constructed;
- (8) Not have any adverse impact on surrounding property;
- (9) Be maintained in a safe, sanitary, and secure fashion.

#### **LITTERING**

Sec. 13-47. - Owner to maintain premises free of litter.

The owner or person in control of any private property shall at all times maintain the premises free of litter; provided, however, that, this section shall not prohibit the storage of litter in authorized private receptacles for collection.

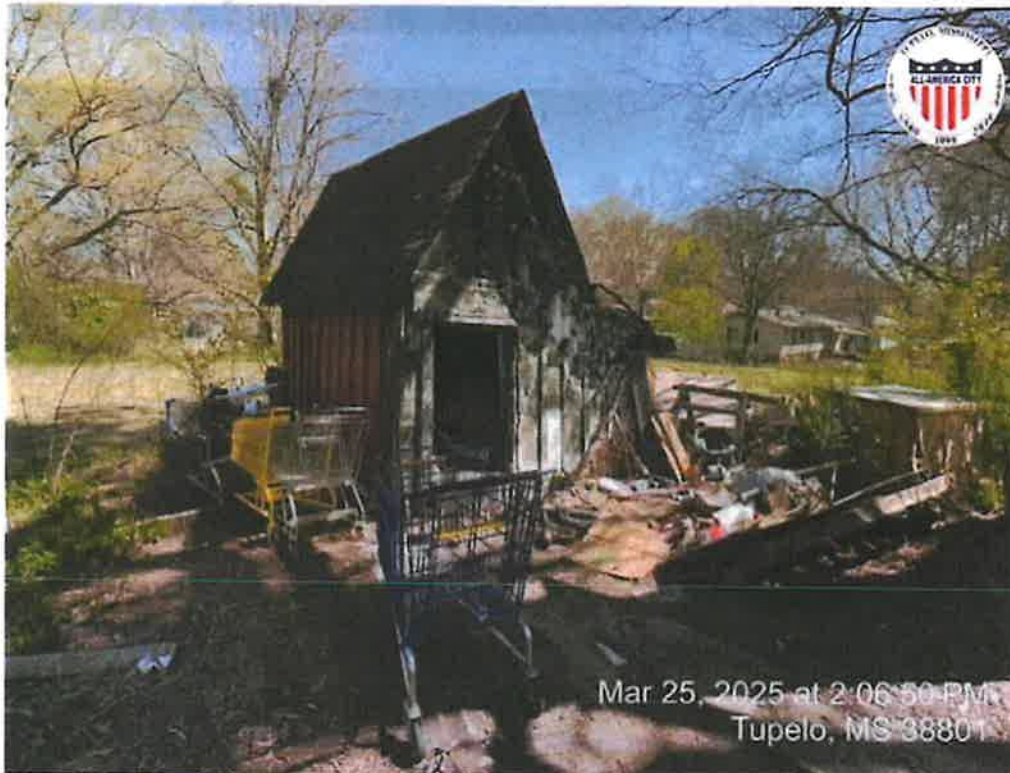
**13.5.11 Penalties for Violations:** No penalty shall be assessed unless and until the person alleged to be in violation has been notified of the violation in accordance with this Chapter. This notice requirement shall not apply in the case of a repeat offender violating the same provision for which notice has been previously given.

- (2) Pursuant to the Mississippi Code 17-1-27, any person convicted of violating provisions of this Code other than those referenced in Section 13.5.11(1) above shall, on conviction, be guilty of a misdemeanor and subject to a fine of not more than one thousand dollars (\$1,000) or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense.
- (2) Each day that a violation continues shall constitute a separate and distinct violation or offense.

**PHOTOS:**







Department of Development Services - 71 East Troy Street – P.O. Box 1485 – Tupelo, MS 38802









# **BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION**

**ADDRESS: 1330 HANKINS STREET**

## **BASIC INFORMATION**

- ▶ PARCEL: 088N-33-148-00
- ▶ CASE: 48778
- ▶ WARD: 5
- ▶ TAX VALUE: \$31,450
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

## **NEARBY PROPERTIES/ TAXES**

Right side	\$16,000
Left side	\$ East Heights Church
Rear	\$10,000
Across street	\$74,560

## **TAXES/LIENS**

Taxes – Current      City liens - No

## **VISUAL INDICATORS OF BLIGHT**

- ▶ STRUCTURAL DAMAGE OR FAILURE - YES
- ▶ EXTERIOR MATERIALS IN NEED OF REPLACEMENT OR REPAIR – YES
- ▶ BROKEN WINDOWS\DAMAGED DOORS – YES
- ▶ YARD OR GROUNDS POORLY MAINTAINED – YES
- ▶ ACCUMULATION OF JUNK - YES

## **CODE ENFORCEMENT HISTORY**

- ▶ PRIOR VIOLATIONS: YES
- ▶ The house has had some work done but remains an unsafe structure. Building materials are scattered throughout the property.



# Inspection Report

**Inspection:** Blight Inspection  
**Inspector:** Jake Logan  
**Inspection Date:** Sep 25, 2025  
**Record:** Demolition #DEMO-25-18  
**Location:** 1330 HANKINS STREET, TUPELO, MS 38804  
**Applicant:**

## Demolition Inspection

**Overall Result:** Fail



## Checklist:

### Building Structure

Defective sills, piers, porches, steps

**Result:** Fail



## HEARING NOTICE

DATE: 11/03/2025

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 48778

VS.

RKH DEVELOPERS, LLC

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. If you would like to discuss this matter prior to the meeting referenced below, please call Lynda Ford at 662-587-7236.

### PETITION UNDER MISS. CODE ANN. §21-19-11

The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above-named party or parties, hereinafter referred to as "Owner."

1. **Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **1330 Hankins Street, Tupelo, MS, Parcel #088N-33-148-00**, including building(s) thereon, is in such a state of uncleanness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
2. **Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **11/18/2025 at City Hall, Second Floor Council Chambers, 71 East Troy Street, Tupelo, MS at 6:00 p.m.** You have the right to attend and respond to the charges.
3. **Finding.** If at said hearing the City Council adjudicates that the property or land in its then condition is a menace to the public health, safety and welfare of the community, then it shall order that the Owner undertake one or more of the following measures: cutting grass and weeds; filling cisterns; removing rubbish, removing dilapidated fences, removing outside toilets, **demolishing dilapidated buildings**, removing personal property and other debris; and draining cesspools and standing water, as warranted and applicable.



4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty
5. of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.

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 future hearing.

**WITNESS MY SIGNATURE, THIS THE 3RD DAY OF NOVEMBER 2025.**



---

**Tanner Newman, Director  
Department of Development Services  
City Of Tupelo, Mississippi**

**Hearing Notices Mailed To:**

RKH Developers, LLC  
1330 Hankins Street  
Tupelo, MS 38804

RKH Developers, LLC  
218 North Gloster Street  
Tupelo, MS 38804

Bankplus Loan Operations  
ATTN: Thomas R. Hudson, Trustee  
385A Highland Colony Parkway, Suite 110  
Ridgeland, MS 39157

10/10/2024

RKH PROPERTIES LLC  
218 N GLOSTER ST  
TUPELO, MS 38804

Re: CASE # 48028  
1330 HANKINS ST,  
PARCEL NUMBER: 088N3314800



Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/ or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

VIOLATION	DETAILS/REMEDY
BLDG MAINT	PLEASE REFER TO CODE BELOW

PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:	REINSPECTION DATE:
11/11/2024	11/11/2024

Thank you in advance for your compliance. If you have questions, please call 662.610.6549.

Sincerely,

*Bailey Merchant*  
BAILEY MERCHANT  
Code Enforcement



**IPMC SEC 110 - DEMOLITION (110.1-110.4)**

**SEC 110.1 General.** The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repairs as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy.....the code official shall order the owner or owner's authorized agent to demolish and remove such structure.....(110.1-110.4 INCLUDED)



**13.5.11 Penalties for Violations:** No penalty shall be assessed unless and until the person alleged to be in violation has been notified of the violation in accordance with this Chapter. This notice requirement shall not apply in the case of a repeat offender violating the same provision for which notice has been previously given.

- (2) Pursuant to the Mississippi Code 17-1-27, any person convicted of violating provisions of this Code other than those referenced in Section 13.5.11(1) above shall, on conviction, be guilty of a misdemeanor and subject to a fine of not more than one thousand dollars (\$1,000) or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense.
- (2) Each day that a violation continues shall constitute a separate and distinct violation or offense.















# **BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION**

**ADDRESS: 518 PARK STREET**

## **BASIC INFORMATION**

- ▶ PARCEL: 089J-31-177-00
- ▶ CASE: 48999
- ▶ WARD: 4
- ▶ TAX VALUE: \$137,840
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

## **NEARBY PROPERTIES/ TAXES**

Right side \$172,120  
Left side \$25,000  
Rear \$99,140  
Across street \$196,760

## **TAXES/LIENS**

Taxes – Current      City liens - No

## **VISUAL INDICATORS OF BLIGHT**

- ▶ STRUCTURAL DAMAGE OR FAILURE - YES
- ▶ EXTERIOR MATERIALS IN NEED OF REPLACEMENT OR REPAIR – YES
- ▶ BROKEN WINDOWS\DAMAGED DOORS – YES
- ▶ YARD OR GROUNDS POORLY MAINTAINED – YES
- ▶ ACCUMULATION OF JUNK - YES

## **CODE ENFORCEMENT HISTORY**

- ▶ PRIOR VIOLATIONS: YES
- ▶ No one is maintaining the property. The house is in shambled and there is evidence of homeless inhabitants.

City of Tupelo, MS

# Inspection Report

**Inspection:** Blight Inspection

**Inspector:** Troy Peck

**Inspection Date:** Sep 25, 2025

**Record:** Demolition #DEMO-25-17

**Location:** 518 NORTH PARK STREET, TUPELO, MS 38804

**Applicant:**

## Demolition Inspection

**Overall Result:** Fail

## Checklist:

### Building Structure

Defective interior wall sheathing

**Result:** Fail



### Building Structure

Sagging or unsound walls, floors, roof or ceiling

**Result:** Fail



### **Building Structure**

Defective windows or doors

**Result:** Fail



### **Building Structure**

Defective sills, piers, porches, steps

**Result:** Fail



### **Building Structure**

Defective ceilings or rafters

**Result:** Fail

### **Building Structure**

Signs of vagrants/criminal activity present

**Result:** Fail

### **Building Structure**

Dilapidated accessory building



**Result:** Fail



### **Electrical**

Unsafe and/or exposed wiring

**Result:** Fail

### **Sanitation and Health Condition**

Natural gas odor detected (air quality)

**Result:** Not Observed



## HEARING NOTICE

DATE: 11/03/2025

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 48999

VS.

WILLIAM JEFFERSON SMITH

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. If you would like to discuss this matter prior to the meeting referenced below, please call Lynda Ford at 662-587-7236.

### PETITION UNDER MISS. CODE ANN. §21-19-11

The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above-named party or parties, hereinafter referred to as "Owner."

1. **Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **518 Park Street, Tupelo, MS, Parcel #089J-31-177-00**, including building(s) thereon, is in such a state of uncleanness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
2. **Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **11/18/2025 at City Hall, Second Floor Council Chambers, 71 East Troy Street, Tupelo, MS at 6:00 p.m.** You have the right to attend and respond to the charges.
3. **Finding.** If at said hearing the City Council adjudicates that the property or land in its then condition is a menace to the public health, safety and welfare of the community, then it shall order that the Owner undertake one or more of the following measures: cutting grass and weeds; filling cisterns; removing rubbish; removing dilapidated fences; removing outside toilets; **demolishing dilapidated buildings**; removing personal property and other debris; and draining cesspools and standing water, as warranted and applicable.

4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.
- 5.

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 future hearing.

WITNESS MY SIGNATURE, THIS THE 3<sup>rd</sup> DAY OF NOVEMBER, 2025.



---

Tanner Newman, Director  
Department of Development Services  
City Of Tupelo, Mississippi

**Hearing Notices Mailed To:**

William Jefferson Smith  
518 Park Street  
Tupelo, MS 38804

Western Progressive – Mississippi, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912

The Bank of New York Mellon Trust Company  
as successor to JPMorgan Chase Bank, as trustee for  
Residential Asset Securities Corporation Home Equity  
Mortgage Asset-Backed Pass Through Certificates  
Series 2004-KS10 C/O PHH Mortgage Corporation  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409





**CITY OF TUPELO  
DEPARTMENT OF DEVELOPMENT SERVICES**

**CODE ENFORCEMENT DIVISION  
NOTICE TO COMPLY**

**Violation Address:** 518 NORTH PARK STREET  
TUPELO, MS 38801

**Date:** 05/21/2025

**Case #:** 48999

**Property Owner:** SMITH WILLIAM JEFFERSON  
**Owner Address:** 518 NORTH PARK STREET  
TUPELO, MS 38801

**Parcel #:** 089J3117700

Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

**Your property has been recognized as having the following violations:**

**The re-inspect date is:** 06/21/2025

**\*PLEASE CORRECT VIOLATIONS BY THIS DATE**

<b><u>VIOLATION</u></b>	<b><u>DETAILS &amp; REMEDY</u></b>
BLDG MAINT	BUILDING MUST BE BROUGHT UP TO 2018 IBC STANDARDS OR DEMOLISHED
MINIMUM LANDSCAPE STANDARDS	FRONT AND REAR YARD MUST BE MAINTAINED
SANITATION - INTERIOR	SQUATTERS MUST BE REMOVED AND INTERIOR OF PROPERTY MUST BE BROUGHT INTO SANITATION STANDARDS

§17.1.2 of the Development Code states: (1) Liability for violations. Any person who erects, constructs, reconstructs, alters, repairs, converts or maintains any building or structure in violation of this Ordinance, and any person who uses any building, structure or land in violation of this Ordinance shall be guilty of a misdemeanor and shall be fined not more than One Thousand Dollars, (\$1,000), or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense. (2) Each day a separate violation. Each day that a violation continues shall constitute a separate and distinct violation or offense.

A handwritten signature in black ink, appearing to read "Troy Peck".

TROY PECK  
DEPUTY CHIEF  
CODE COMPLIANCE DIVISION  
PHONE # 662-687-2815

Department of Development Services - 71 East Troy Street - P.O. Box 1485 - Tupelo,

\*The Development Code and Municipal Code of Ordinances can be found at [www.tupeloms.gov](http://www.tupeloms.gov)

#### **BUILDING MAINTENANCE**

Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

#### **IPMC SEC 110 - DEMOLITION (110.1-110.4)**

SEC 110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repairs as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy.....the code official shall order the owner or owner's authorized agent to demolish and remove such structure.....(110.1-110.4 INCLUDED)

#### **EXTERIOR STRUCTURE MAINTENANCE**

304.1 GENERAL. THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.(SEE CODE BOOK FOR MORE DETAILED INFORMATION.)

#### **IPMC SEC 305.1 INTERIOR STRUCTURE GENERAL**

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

**13.5.11 Penalties for Violations:** No penalty shall be assessed unless and until the person alleged to be in violation has been notified of the violation in accordance with this Chapter. This notice requirement shall not apply in the case of a repeat offender violating the same provision for which notice has been previously given.

- (2) Pursuant to the Mississippi Code 17-1-27, any person convicted of violating provisions of this Code other than those referenced in Section 13.5.11(1) above shall, on conviction, be guilty of a misdemeanor and subject to a fine of not more than one thousand dollars (\$1,000) or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense.
- (2) Each day that a violation continues shall constitute a separate and distinct violation or offense.



**THIS NOTICE OF VIOLATION HAS ALSO BEEN MAILED TO THE FOLLOWING:**

- 1. ROBERT POWELL SMITH  
1130 HILDA DR  
TUPELO, MS 38804**
- 2. ROBERT POWELL SMITH  
1130 COUNTRYWOOD CV  
TUPELO, MS 38801**

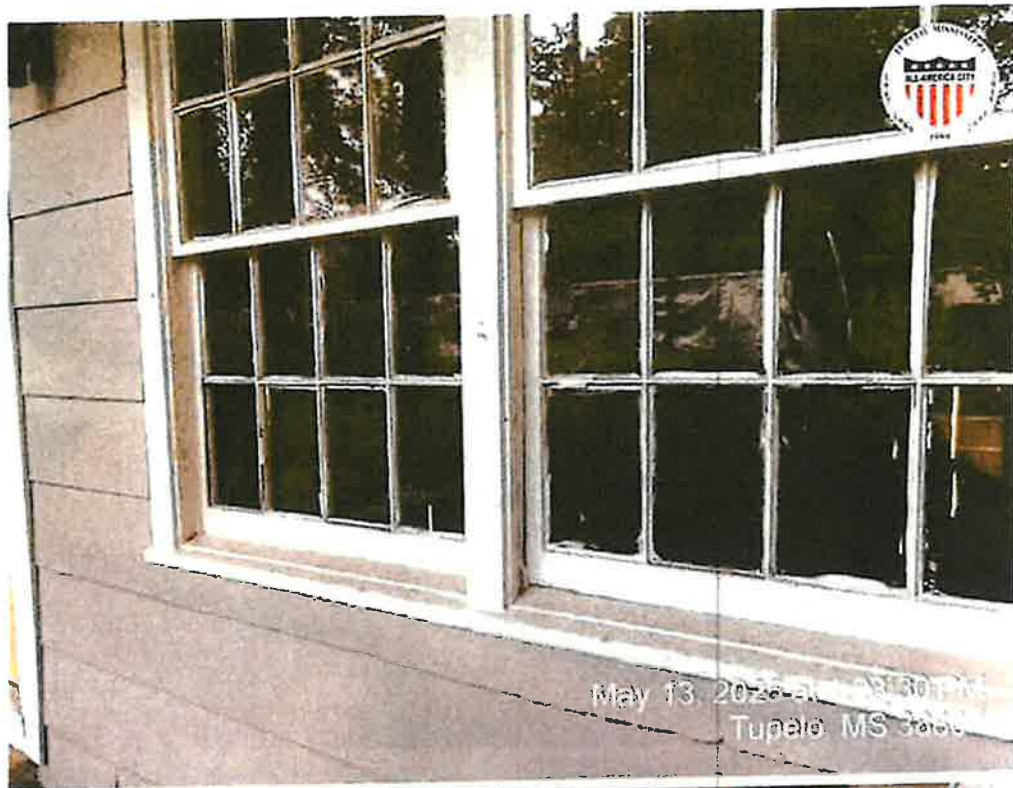
**PHOTOS:**





Department of Development Services - 71 East Troy Street - P.O. Box 1485 - Tupelo, MS 38802



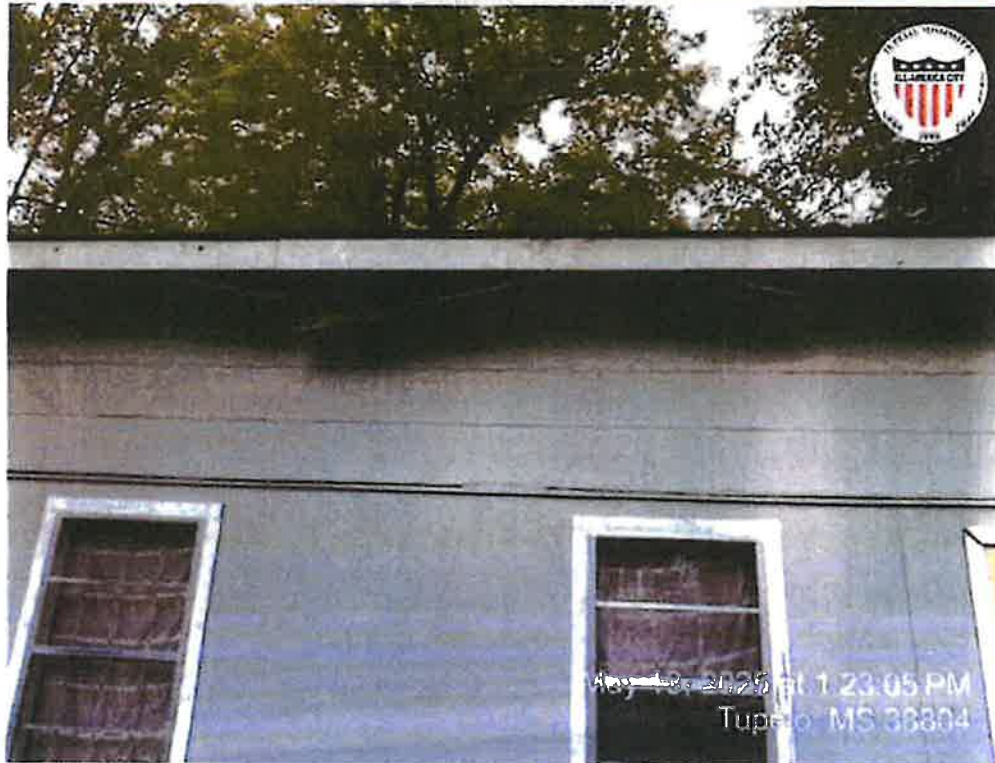


Department of Development Services - 71 East Troy Street - P.O. Box 1485 - Tupelo, MS 38802

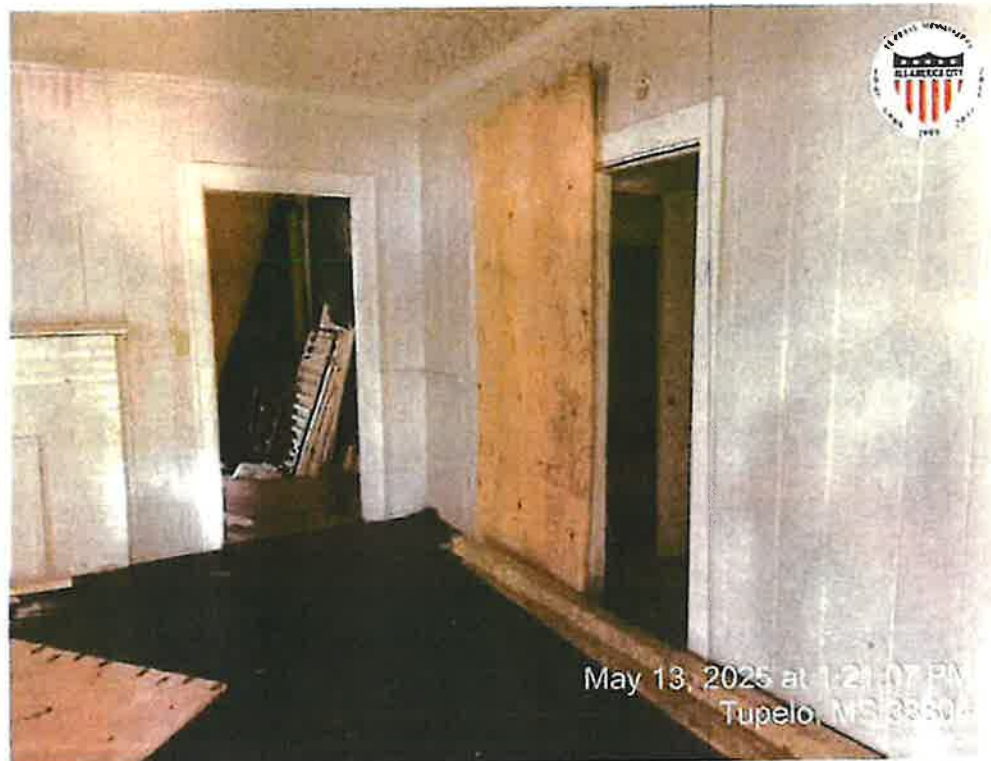


Department of Development Services - 71 East Troy Street – P.O. Box 1485 – Tupelo, MS 38802



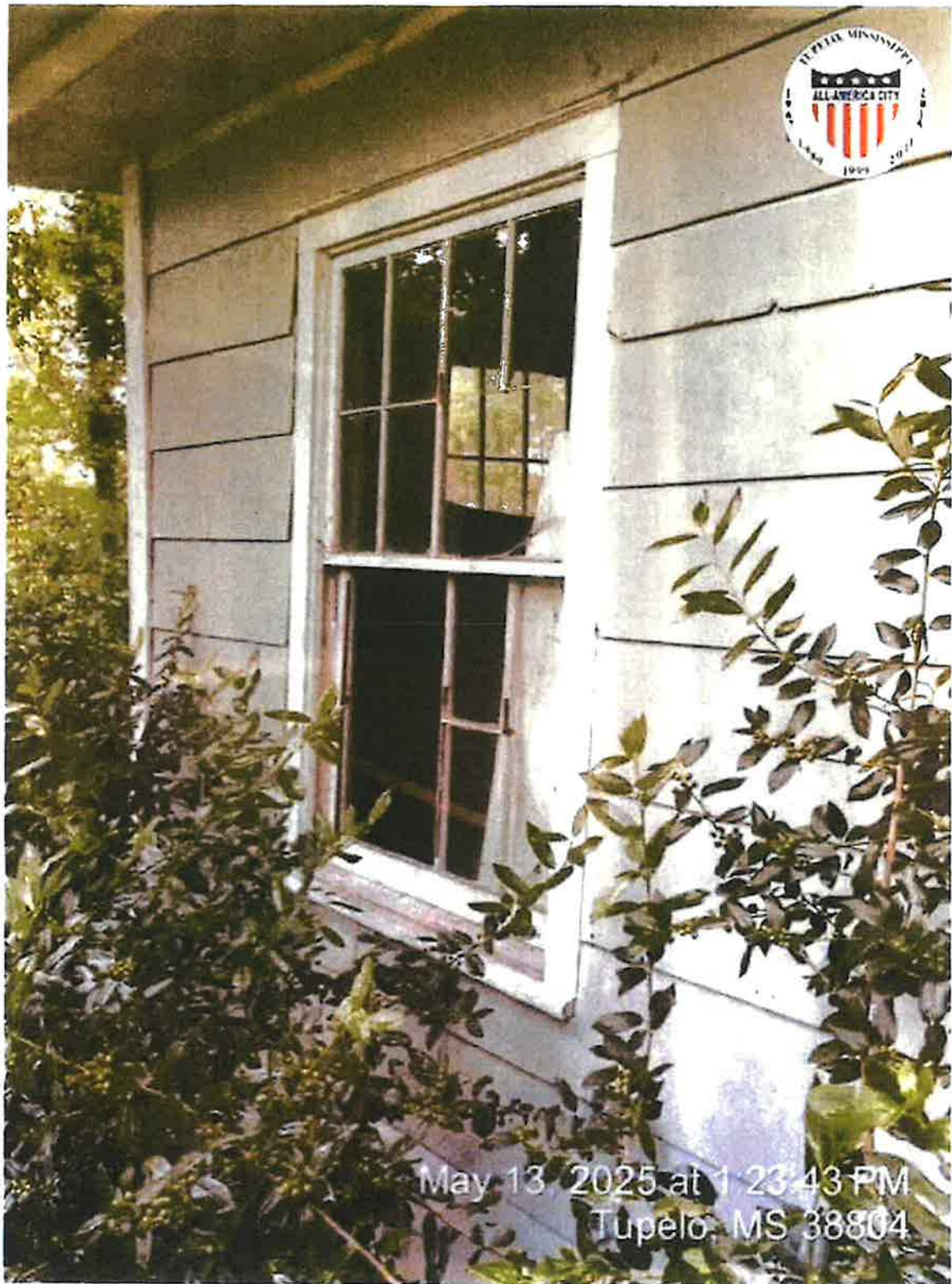


Department of Development Services - 71 East Troy Street – P.O. Box 1485 – Tupelo, MS 38802



Department of Development Services - 71 East Troy Street – P.O. Box 1485 – Tupelo, MS 38802





Department of Development Services - 71 East Troy Street – P.O. Box 1485 – Tupelo, MS 38802



Department of Development Services - 71 East Troy Street - P.O. Box 1485 - Tupelo, MS 38802





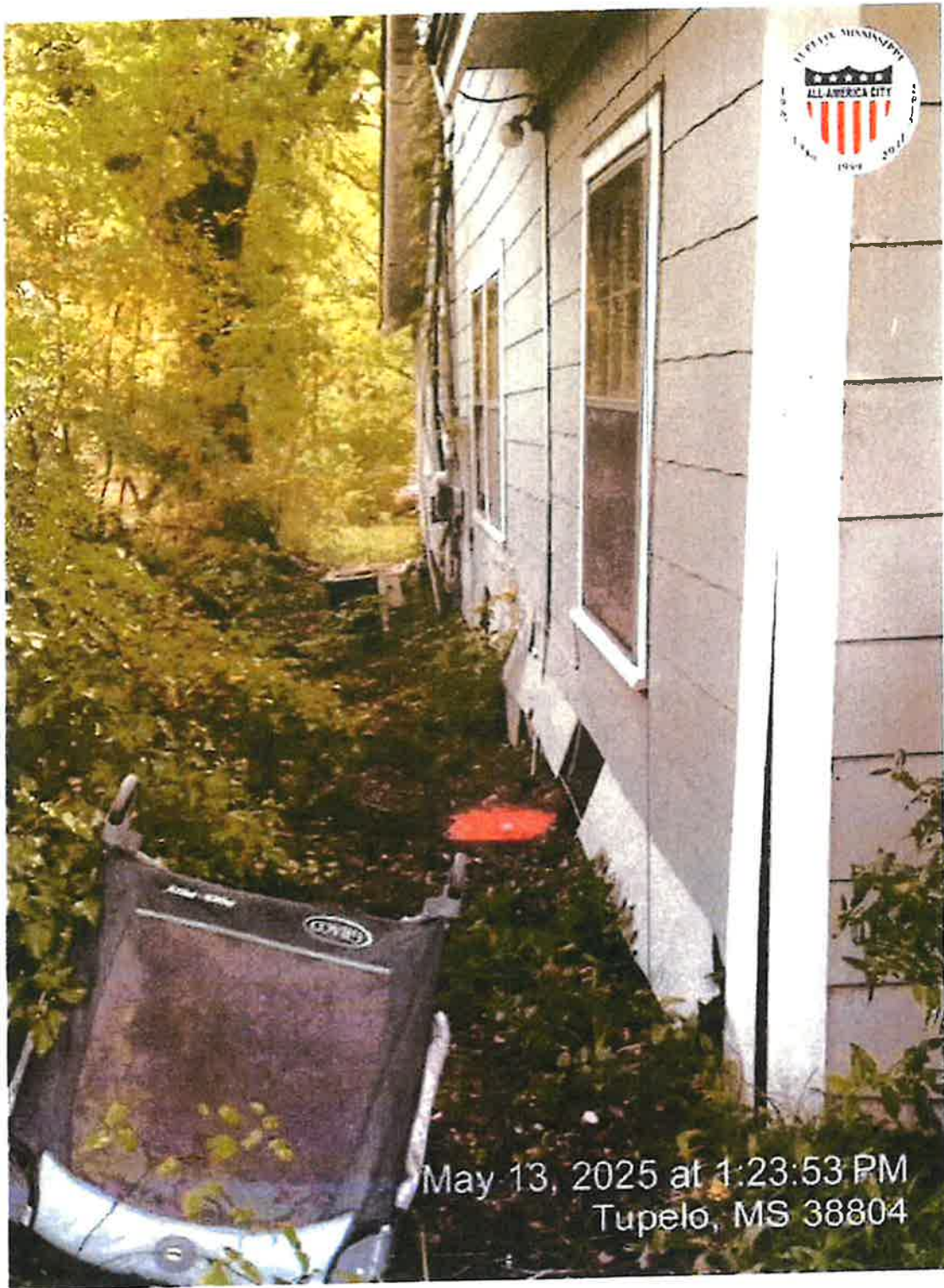












Department of Development Services - 71 East Troy Street - P.O. Box 1485 - Tupelo, MS 38802