

**BEFORE THE HARRISON COUNTY BOARD OF SUPERVISORS
HARRISON COUNTY, MISSISSIPPI**

**HARRISON COUNTY, THROUGH ITS
DULY ELECTED BOARD OF SUPERVISORS**

PLAINTIFF

VERSUS

WANDA LADNER

RESPONDENT

NOTICE OF HEARING

**TO: WANDA LADNER
15421 CABLE BRIDGE RD
GULFPORT, MS 39503**

PURSUANT to House Bill 1582 (Mississippi Legislature, 2016 Regular Session) and adopted Order attached hereto, Harrison County, Mississippi, by and through its duly elected Board of Supervisors, does hereby give notice to Respondent, that the Board will, on the 3rd day of September 2024, at 10:00 a.m., hold a hearing in the Board of Supervisors Meeting Room, Harrison County Courthouse, First Judicial District, 1801 23rd Ave, Gulfport, Mississippi 39501, for purposes of determining whether (1) the property located at 15421 Cable Bridge Road, Gulfport, MS 39503, and further identified as Tax Parcel No. 0406 - 19-026.000, is “blighted” as defined by Mississippi House Bill No. 1582 (2016 Reg. Session); and (2) the County should clean the property and assess costs and penalties thereof to the property. You are directed to appear.

Mississippi House Bill No. 1582 (2016 Reg. Session) authorizes the Board to conduct a hearing to determine whether your property located at 15421 Cable Bridge Road, Gulfport, Mississippi 39503 is “blighted”. For purposes of this Act, “blighted property” means private property on which commercial buildings or single-family or multifamily residential *** building structures, abandoned personal property, rubbish or other debris on the land are or were located, *** and are no longer in a state of repair suitable for use and occupancy, are neglected to the extent the structures or debris are no longer in a state of repair suitable for use and occupancy, are neglected to the extent the structures or debris and remnants from structures area menace to public health and safety, or are subject to entry by uninvited persons, including homeless persons, juveniles an vandals, or are subject to infestation of rodents or other varmints with potential to spread disease, or the structures are dilapidated to an extent to be a danger or a blight to the community and such property cannot be remedied under the provisions of Section 19-5-105, Mississippi Code of 1972.

If at the public hearing the Board of Supervisors adjudicates your property located at 15421 Cable Bridge Road, Gulfport, Mississippi 39503 to be “blighted property”, the Board of Supervisors may, should

you fail to do so, proceed to have the property cleaned in a manner that is necessary to correct the “blighted” condition. Be advised that should the County be forced to clean your property, the Board may, at its next regular meeting, adjudicate the actual cost of cleaning the land and may also impose a penalty. The cost and any penalty shall become an assessment against the property. The “cost assessed against the property” means either the cost to the County of using its own employees to do the work or the cost to the County of any contract executed by the County to have the work done together with administrative costs and legal costs of the County.

Further, any adjudication at the public hearing on September 3, 2024, that your property is “blighted property” will authorize the Board of Supervisors to re-enter the property or parcel of land for a period of one (1) year after the public hearing without any further hearing(s), provided notice is posted on the property and at the County courthouse at least seven (7) days prior to re-entry for cleaning. The County may re-enter your property to maintain cleanliness without further notice of hearing up to six (6) times in any twelve (12) month period with respect to removing dilapidated buildings, dilapidated fences and outside toilets, and up to twelve (12) times in any twenty-four (24) month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land. The expense of cleaning the property shall be the actual cost of cleaning the property. The Board of Supervisors may assess the same penalty each time the property is cleaned.

Any assessment authorized by Mississippi House Bill No. 1582 (2016 Reg. Session) shall be a lien against your 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 County shall, upon order of the Board of Supervisors, proceed to sell the land to satisfy the lien as now provided by law for the sale of lands for delinquent taxes. Should your property be sold, you, as property owner, would possess the same right of redemption as now provided by law for the sale of lands for delinquent taxes. All decisions rendered by the Harrison County Board of Supervisors under the provisions of Mississippi House Bill No. 1582 (2016 Reg. Session) may be appealed in the same manner as other appeals of Board Orders.

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ISSUED by the Harrison County Board of Supervisors, this the 12th day of August, 2024.

HARRISON COUNTY, MISSISSIPPI

Marlin Ladner, President
Harrison County Board of Supervisors

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NOTE: (1) Send by US Mail; (2) Post at Courthouse; and (3) Post on Property.