



The City of Laurel

Mississippi

Notice Page 1

Date: July 22, 2026

Post Office Box 647
Laurel, Mississippi 39441

BIVENS KESWYCK K
27 BURKETTS CREEK DR
HATTIESBURG, MS 39401

From: City of Laurel's Inspection Department

A: SUBJECT PROPERTY:

Dilapidated by major fire damage residence located at 3444 University Ave., LAUREL, MS 39440.

This notice is in regards to the legally described property as follows:

Parcel Number: 147J-19-10-027.00

PPIN Number: 15024

Street Address: 3444 University Ave., LAUREL, MS 39440.

Our records indicate that you are the owner of the above-described property. Also, the Jones County tax records indicate that this property is assessed to you. If this property has recently been sold, please contact the Inspection Department with the updated information. If this property is no longer owned by you, or has been sent in error, please contact the inspection department at (601) 428-6438 or (601) 422-3391.

Notice Page 2

Date: July 22, 2026

Address: 3444 University Ave., LAUREL, MS 39440

B: Inspection Department's Decision:

An inspection has been made of the structure located on the property described on page 1. Based on that inspection, the Inspection Department has determined the building is in an unsafe, and/or unfit condition for occupancy. There are deficiencies in the structure such as: dilapidated structure, unsecure structure, plumbing, mechanical, electrical systems and/or due to a fire. A list of specific deficiencies are attached to this letter as "**Exhibit A**" on page 3.

This property is in such a state of disrepair so as to be a threat to the public health, safety of the adjoining property owners and the community. Therefore, it is requested that action be taken to repair, secure or demolish the building and to clean the lot on which the structure is located.

C: OWNERS OBLIGATION

If you choose to repair the structure you must obtain all necessary permits within ten (10) DAYS of the date of this notice.

All repairs must be made in compliance with the 2018 International Building Code, which the City of Laurel has adopted. A building permit is required and must be obtained in the Inspection Department at City Hall. All repairs **MUST BE APPROVED** by Building Inspector or building inspector designee in advance.

The building is currently unsafe and/or unfit for occupancy and must be or remain vacated. As the owner of the property, it is your responsibility to have or keep the building vacated. While vacated, the building must remain secure against unauthorized entry. Persons found in the structure are subject to removal and/or municipal citations.

If you elect to demolish the structure, a demolition permit must be obtained within ten (10) days from the date of this notice. The deadline is **AUGUST 1, 2026**.

D: FAILURE TO TAKE ACTION

If you fail to respond or act as directed to this notice, it will result in the City of Laurel taking action to have the structure secured and/or demolished. The cost of said securing will be assessed to the Property Identification Number associated with this property and subject you to legal proceedings.

Please give this notice the immediate attention it requires. If you have any questions do not hesitate to the Inspection Department.

Sincerely,



Durriel Breland, Field Inspector 601-428-6131

Exhibit A

Date: July 22, 2026

Address: 3444 University Ave., LAUREL, MS 39441

The following deficiencies have been noted for the structure located at 3444 University Ave., LAUREL, MS.

These deficiencies must be corrected in order for the structure to meet the minimum standards of the International Residential Building Codes and the City of Laurel's Ordinance.

Deficiencies are as follows:

Deficiency: Dilapidated wall, ceiling, floor and roof structures.

Compliance: Repair or replace all items to meet code standards.

Deficiency: Dilapidated exterior and interior components

Compliance: Repair or replace all damaged components to meet code standards

Deficiency: Dilapidated plumbing

Compliance: Repair or replace to damaged plumbing to meet code standards

Deficiency: Dilapidated electrical and wiring and components

Compliance: Repair or replace to meet electrical code standards

Fire report stats that fire units arrived on the property of 3444 University Ave. Found a fully involved house fire with over 90% of the roof already burned off along with the Southwest corner.

NOTICE: FAILURE TO LIST AN ITEM THAT NEEDS REPAIR OR REPLACEMENT DOES NOT CONSTITUTE A WAIVER OF THAT ITEM.



The City of Laurel

Mississippi

Notice Page 1

Date: July 22, 2026

Post Office Box 647
Laurel, Mississippi 39441

HILLTOP PROPERTIES LLC
335 N 14TH AVE
LAUREL, MS 39440

From: City of Laurel's Inspection Department

A: SUBJECT PROPERTY:

Dilapidated by major fire damage residence located at 1919 Short 3rd Ave., LAUREL, MS 39440.

This notice is in regards to the legally described property as follows:

Parcel Number: 135E-29-12-003.0H

PPIN Number: 30953

Street Address: 1919 Short 3rd Ave., LAUREL, MS 39440.

Our records indicate that you are the owner of the above-described property. Also, the Jones County tax records indicate that this property is assessed to you. If this property has recently been sold, please contact the Inspection Department with the updated information. If this property is no longer owned by you, or has been sent in error, please contact the inspection department at (601) 428-6438 or (601) 422-3391.

Notice Page 2

Date: July 22, 2026

Address: 1919 Short 3rd Ave., LAUREL, MS 39440

B: Inspection Department's Decision:

An inspection has been made of the structure located on the property described on page 1. Based on that inspection, the Inspection Department has determined the building is in an unsafe, and/or unfit condition for occupancy. There are deficiencies in the structure such as: dilapidated structure, unsecure structure, plumbing, mechanical, electrical systems and/or due to a fire. A list of specific deficiencies are attached to this letter as "**Exhibit A**" on page 3.

This property is in such a state of disrepair so as to be a threat to the public health, safety of the adjoining property owners and the community. Therefore, it is requested that action be taken to repair, secure or demolish the building and to clean the lot on which the structure is located.

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The building is currently unsafe and/or unfit for occupancy and must be or remain vacated. As the owner of the property, it is your responsibility to have or keep the building vacated. While vacated, the building must remain secure against unauthorized entry. Persons found in the structure are subject to removal and/or municipal citations.

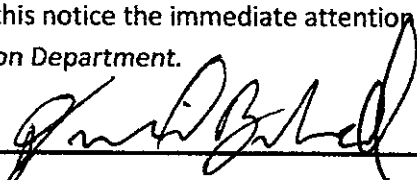
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Deficiency: Dilapidated plumbing

Compliance: Repair or replace to damaged plumbing to meet code standards

Deficiency: Dilapidated electrical and wiring and components

Compliance: Repair or replace to meet electrical code standards

Fire report stats that fire units arrived on the property of 1919 Short 3rd Ave. Found a flames were showing from bedroom.

**NOTICE: FAILURE TO LIST AN ITEM THAT NEEDS REPAIR OR REPLACEMENT DOES NOT
CONSTITUTE A WAIVER OF THAT ITEM.**