

CITY OF GARY, INDIANA
BUILDING DEPARTMENT
ORDER

TO: PRESTON GERALD AVERY, OWNER OF RECORD
and Any Other Persons having a Substantial Property
Interest** in unsafe premises, which are the subject
of this Order.

PROPERTY ADDRESS (Unsafe Premises):

4131-35 Broadway, Gary, IN 46409

2. NAME AND ADDRESS OF PROPERTY OWNER(S) AND OTHER PERSONS
HAVING A SUBSTANTIAL PROPERTY INTEREST**:

PRESTON GERALD AVERY, Owner of Record
4131-35 Broadway
Gary, IN 46409

Fred M. Stults, Jr., Resident Agent
3637 Grant Street
Gary, IN 46408

Methodist Hospitals, Inc.
c/o William C. Hartley, Jr., Atty.
8700 Broadway
Merrillville, IN 46410

Methodist Hospitals, Inc.
c/o John Betjemann, President
600 Grant Street
Gary, IN 46402

Lake Mortgage Company
Mr. Peter Briggs, President
c/o OPEN MORTGAGE DEPARTMENT
4000 West Lincoln Highway
Merrillville, IN 46410

Lake County Treasurer
c/o PRESIDENT, LAKE COUNTY COMMISSIONERS
2293 North Main Street
Crown Point, IN 46307

Lake County Auditor
c/o PRESIDENT, LAKE COUNTY COMMISSIONERS
2293 North Main Street
Crown Point, IN 46307

**The term, Substantial Property Interest", means any
right in real estate susceptible of being affected in
a substantial way by actions authorized by the
Unsafe Buildings Ordinance of the City of Gary,
including, but not limited to, a fee interest, a
life estate or future interest, a present possessory
interest, or equitable interest of a contract
purchaser; or interest reflected by a recorded lease,
license, mortgage, land sale contract or lien.

3. LEGAL DESCRIPTION OF REAL ESTATE IN GARY, LAKE COUNTY,
INDIANA:

Wildermuth & Carnduff's Lot 9 & N.8 1/3 ft. of Lot 10
Key Number: 47-0246-0009

continued:

97082460

97 DEC -3 AM 9:12

MORRIS W. CARTER
CLERK

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

1400
SW
GRD

4. ORDER:

The Building Commissioner orders that the Property Owner(s) demolish the unsafe building and clear the premises of debris. Such operations must begin within ten (10) days from the date of this order.

5. HEARING:

A hearing will be held in the Gary City Hall Council Chambers, 2nd Floor, 401 Broadway, Gary, Indiana, on Tuesday, December 23, 1997, at 10:00 A.M. You have the right to appear at the hearing with or without legal counsel and present evidence, cross-examine opposing witnesses, and make argument.

If you appear to request additional time to reconstruct and/or to rehabilitate the building, or correct violations, you must present evidence of your intent to make improvements. (SEE ATTACHMENT.)

If the structure is not demolished and if you fail to appear, the hearing will proceed in your absence; and you will be bound by the determination of the Hearing Officer. The Building Commissioner will act pursuant to the power conferred upon him under the Unsafe Buildings Ordinance.

At the conclusion of the hearing, the Hearing Officer may affirm the Order, rescind the Order or modify the Order. If the Hearing Officer affirms the Demolition Order, this structure will be demolished by the City of Gary and the Property Owner(s) will be responsible for all the expenses incurred in processing your case to obtain the action required by this Order.

6. TRANSFER OF PROPERTY TO A THIRD (3RD) PERSON:

If the Property Owner intends to transfer this property after receipt of this Notice, and has not complied with the Order, the Owner(s) MUST:

- 1.) Supply full information regarding the Order to any person who may take a substantial property interest in the unsafe premises. This information shall be supplied prior to the time when there is any transfer or agreement to transfer any substantial property interest in the unsafe premises; and
- 2.) Supply the following information to the Building Commissioner in writing within five (5) calendar days, after there is any transfer or agreement to transfer a substantial property interest in the unsafe building:
 - a.) The full name, address, and telephone number of the person(s) taking a substantial property interest in the unsafe premises; and
 - b.) A true and accurate copy of the legal instrument under which the transfer or agreement to transfer the substantial property interest is accomplished.

continued:

CITY OF GARY, INDIANA
BUILDING DEPARTMENT ORDER
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ALL OF WHICH IS ORDERED THIS 26th Day of Nov. '97.

If you have any questions relating to this matter, please contact the Demolition Department at (219) 886-1531.

P 069 475 575
Certified Mail Number

Russell Thompson
RUSSELL THOMPSON,
Building Commissioner
401 Broadway - Room 307
Gary, Indiana 46402