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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 030927

2014 MAY 29 AM 10:27

MICHAEL B. BROWN  
RECORDER

STATE OF INDIANA )  
 ) ss BEFORE THE BOARD OF PUBLIC WORKS  
COUNTY OF LAKE ) AND SAFETY  
 ) CITY OF HAMMOND, INDIANA

IN RE THE PROPERTY LOCATED AT: 7105 California, Hammond, IN 46323

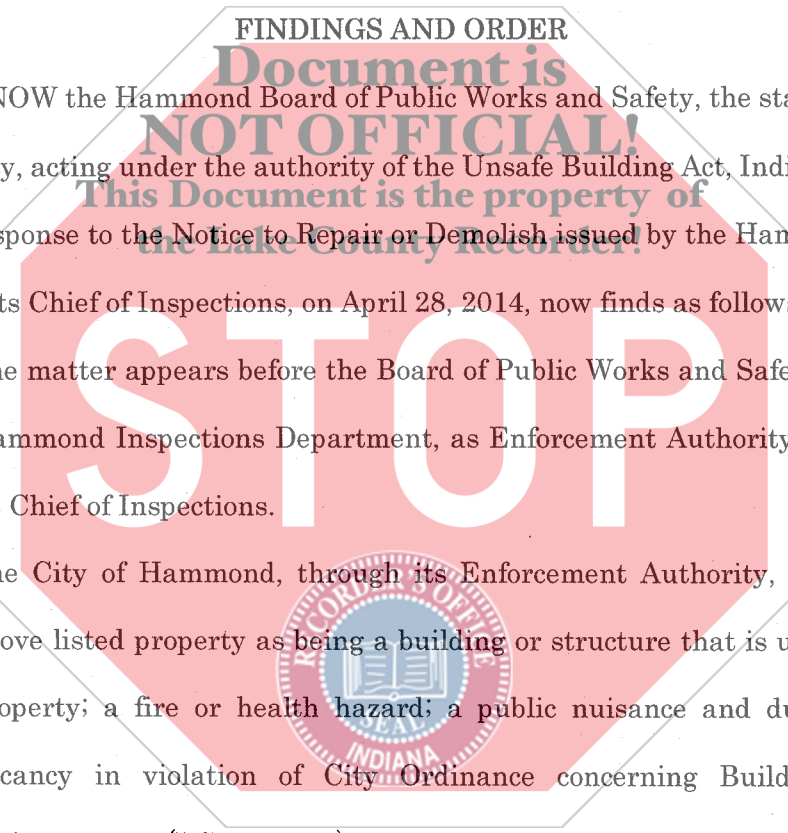
LEGAL DESCRIPTION: LOT 1 IN VAN TIL ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19 PAGE 23, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY INDIANA.

Key No.: 45-07-09-476-001.000-023

FINDINGS AND ORDER

COMES NOW the Hammond Board of Public Works and Safety, the statutory designated Hearing Authority, acting under the authority of the Unsafe Building Act, Indiana Code 36-7-9-1 et seq., and in response to the Notice to Repair or Demolish issued by the Hammond Inspections Department, by its Chief of Inspections, on April 28, 2014, now finds as follows:

1. The matter appears before the Board of Public Works and Safety, brought by the Hammond Inspections Department, as Enforcement Authority (I.C. 36-7-9-2) by its Chief of Inspections.
2. The City of Hammond, through its Enforcement Authority, has identified the above listed property as being a building or structure that is unsafe to person or property; a fire or health hazard; a public nuisance and due to condition or vacancy in violation of City Ordinance concerning Building Condition or Maintenance (I.C. 36-7-9-4).
3. Pursuant to these findings, and acting to eliminate blight and protect public health and safety, the Enforcement Authority issued notice of the condition of the



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orders and hearings shall constitute a lien on the property. The Board now finds processing expenses incurred in the amount of \$415.80.

SO ORDERED this 22<sup>nd</sup> day of May, 2014.

Hammond Board of Public Works and Safety

By:

\_\_\_\_\_  
President

*Stanley Dostatni*  
\_\_\_\_\_  
Vice President

*[Signature]* *[Signature]*  
\_\_\_\_\_  
Member

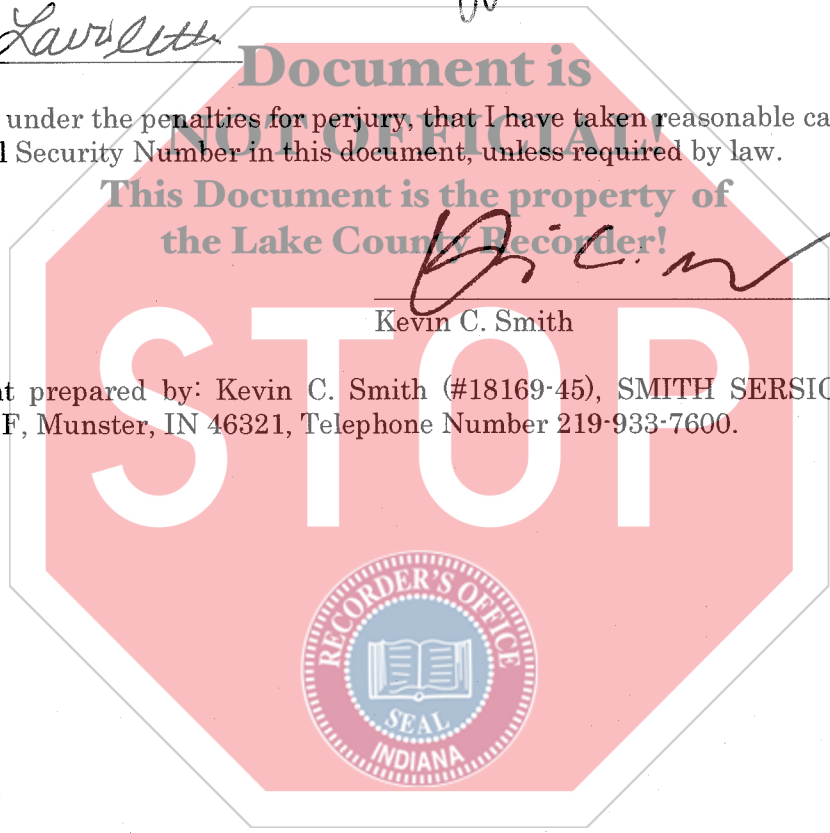
Attest: *[Signature]*

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security Number in this document, unless required by law.

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

*[Signature]*  
\_\_\_\_\_  
Kevin C. Smith

This instrument prepared by: Kevin C. Smith (#18169-45), SMITH SERSIC, 9301 Calumet Avenue, Suite 1F, Munster, IN 46321, Telephone Number 219-933-7600.



above listed property, and required that the above listed property be repaired or demolished, pursuant to I.C. 36-7-9-5.

4. This Notice to Repair or Demolish complied with I.C. 36-7-9-5 and contained the required information including in part, the name of the person to whom the ordered was issued, a legal description and common address of the unsafe premises, the action requested on the unsafe property, the time frame permitted for compliance and notice of the time, date and place of a scheduled hearing before the Hammond Board of Public Works and Safety.
5. Service was made upon all parties possessing a known or recorded fee interest, life estate interest, substantial property interest, or equitable interest in the above listed property, as determined from information maintained by the Lake County Recorder.

6. Service on the above listed property was made upon, in the following manner:

Roger Perez, Certified Mail, Regular Mail and Publication;

Community Stabilization Group, LLC. Certified Mail, Regular Mail and Publication;

Lake County Treasurer, Certified Mail, Regular Mail and Publication;

Lake County Commissioners, Certified Mail, Regular Mail and Publication;

Any and All Unknown Tenants, Certified Mail, Regular Mail and Publication; and

Posting Notice on the premises.

This above manner of service complies with the statutory requirements, and the Hearing Authority determines that a reasonable effort has been made to obtain service.

7. A hearing on the Notice and Order to Repair or Demolish was held before the

Hammond Board of Public Works, pursuant to I.C. 36-7-9-7 on Thursday, May 22, 2014 at 9:00 a.m., and was conducted on that date by the hearing authority at a public meeting.

8. Larry Clark of Community Stabilization Group, LLC, (lienholder) appeared for the property. There have been no repairs made as the Sheriff's sale has not yet occurred. They will attempt to bid on the property at the June 6<sup>th</sup> sale.
9. The property listed above was not substantially repaired nor demolished by the property owner prior to the scheduled hearing and the Notice and Order to Repair or Demolish issued by the Hammond Inspections Department proposes demolition of the unsafe property above, and that recommendation is reasonably related to the condition of the property, the failure of the owners of the property to remedy the condition, and given the nature and use of nearby properties (36-7-9-5).
10. Demolition of the unsafe property is necessary and reasonable in relation to the present condition of the property, which requires services of the government in excess of ordinary property, and which creates a negative effect on property values, as well as affects the quality of life, and use, of the surrounding area in the City of Hammond.

NOW THEREFORE, it is the finding and decision of the Hammond Board of Public Works and Safety to AFFIRM the Notice and Order to Repair and Demolish issued by the Enforcement Authority on the above named unsafe building. This affirmation shall be an ORDER to demolish the structure which shall be recorded in the office of the Recorder of Lake County, Indiana, with demolition of the property to subsequently follow. Pursuant to I. C. 36-7-9-12, the costs of the demolition, and any other action required by this Order, as well as the processing expenses incurred by the enforcement authority to obtain reliable information about the identity and location of persons with a substantial interest in the property, as well as the cost of notice of