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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: 255 173rd Pl., Hammond, IN 46324

LEGAL DESCRIPTION: THE EAST 10 FEET OF LOT 15, ALL OF LOT 16, AND THE WEST 17.5 FEET OF LOT 17, BLOCK 1, IN SOUTHMOOR ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 27, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Key No.: 45-06-13-127-028-000-023

**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 October 3, 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

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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 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:
  - Paul A. Southerland Tenants, Certified Mail, Regular Mail and Publication;
  - Deutsch Bank National Trust Company on Behalf of Financial Asset Securities Corp., Soundview Home Loan Trust 2007-WMC1, Asset Backed Certificates, Serie 2007-WMC1 Attn: Highest Ranking Officer Corporate Headquarters Tenants, Certified Mail, Regular Mail and Publication;
  - Deutsch Bank National Trust Company on Behalf of Financial Asset Securities Corp., Soundview Home Loan Trust 2007-WMC1, Asset Backed Certificates, Serie 2007-WMC1 c/o Attorney David M. Bengs Marinosci Law Group PC Tenants, Certified Mail, Regular Mail and Publication;

U.S. Bank National Association Attn: Highest Ranking Officer c/o Attorney Phillip A Pluister Tenants, Certified Mail, Regular Mail and Publication;

U.S. Bank National Association Attn: Highest Ranking Officer Corporate Headquarters Tenants, Certified Mail, Regular Mail and Publication;

Bank of America N.A. Successor by Merger to BAC Attn: Highest Ranking Officer c/o Attorney Samer S. Zabaneh Tenants, Certified Mail, Regular Mail and Publication;

Bank of America N.A. Successor by Merger to BAC Attn: Highest Ranking Officer Corporate Headquarters Tenants, Certified Mail, Regular Mail and Publication;

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

Lake County Commissioners c/o Attorney John Dull Tenants, 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, October 30, 2014 at 9:00 a.m., and was conducted on that date by the hearing authority at a public meeting.
8. No person, to whom the Notice and Order to Repair or Demolish was issued, appeared at the hearing, nor any party having a substantial property interest in the unsafe premises appeared, in person or by counsel, nor was there

requested a continuance or rescheduling of the hearing by any party.

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 orders and hearings shall constitute a lien on the property. The Board now finds processing expenses incurred in the amount of \$543.97.

SO ORDERED this 30<sup>th</sup> day of October, 2014.

Hammond Board of Public Works and Safety

By: \_\_\_\_\_  
President

Stanley Paslotni  
Vice President

\_\_\_\_\_  
Member Jerry Snow

Attest: Lynne L. White

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!**

Kevin C. Smith  
Kevin C. Smith  
**This Document is the property of  
the Lake County Recorder!**

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

