

2014 077717

2014 DEC -5 PM 1:50

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: 7446 White Oak Ave., Hammond, IN 46324

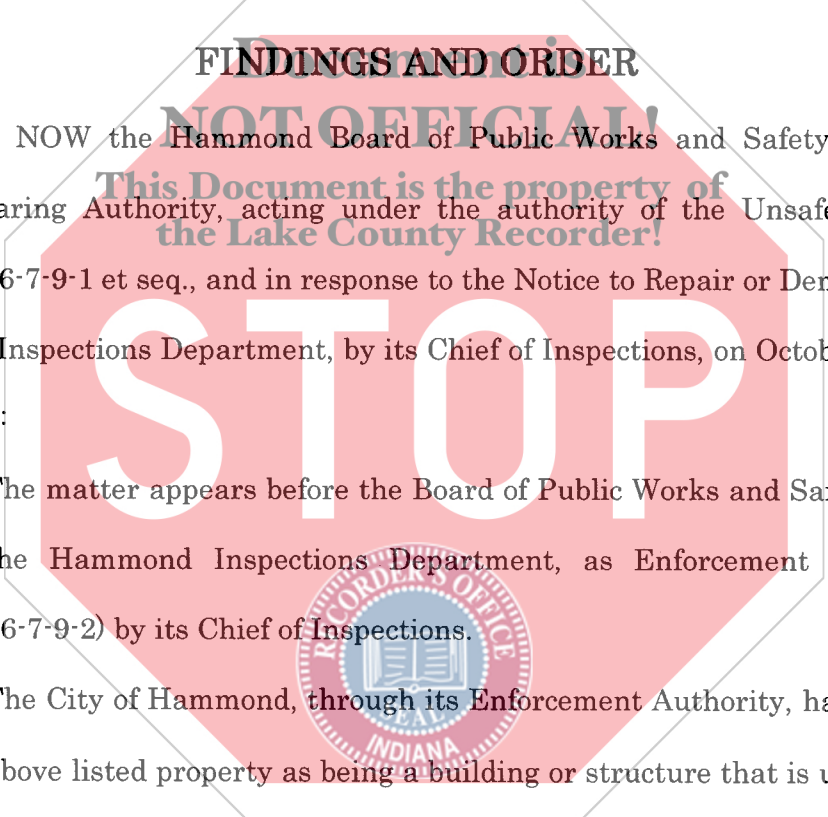
LEGAL DESCRIPTION: LOT 3, EXCEPT THE NORTH 30.62 FEET THERE OF AND THE NORTH 15.31 FEET OF LOT 4, IN BLOCK 4, IN SAXONY PARK ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Key No.: 45-07-18-232-018.000-023

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 8, 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



\$19
CK#
3405
C

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:
 - Carl E. Schneider III, Certified Mail, Regular Mail and Publication;
 - Bank of America, National Association Attn: Highest Ranking Officer Corporate Headquarters, Certified Mail, Regular Mail and Publication;
 - Bank of America, National Association Attn: Highest Ranking Officer c/o Attorney Jeffrey K. Williams, Certified Mail, Regular Mail and Publication;
 - Wells Fargo Bank N.A. Attn: Highest Ranking Officer Corporate Headquarters, Certified Mail, Regular Mail and Publication;
 - Household Finance Corporation, III Attn: Highest Ranking Officer, Certified Mail, Regular Mail and Publication;

Household Finance Corporation, III c/o CT Corporation System, R/A,
Certified Mail, Regular Mail and Publication;

LVNV Funding, LLC. Attn: Member or Manager c/o Morgan &
Pottinger PCS, Certified Mail, Regular Mail and Publication;

LVNV Funding, LLC. Attn: Member or Manager c/o Attorney Julia M.
Pike and Shontay Leverett, Certified Mail, Regular Mail and Publication;

LVNV Funding, LLC. c/o Corporation Service Company, R/A, Certified
Mail, Regular Mail and Publication;

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

Lake County Commissioners c/o Attorney John Dull, 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. Attorney Zabanch for the lender appears and indicates the property has gone to Sheriff's sale but does not know when repairs will be made and no repairs have been made to date.
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 \$400.63.

SO ORDERED this 30th day of October, 2014.

Hammond Board of Public Works and Safety

By: _____
President

Stanley Pastore
Vice President

[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.

[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.

