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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 081463

2014 DEC 23 AM 9:31

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: 503 Conkey, Hammond, IN 46324

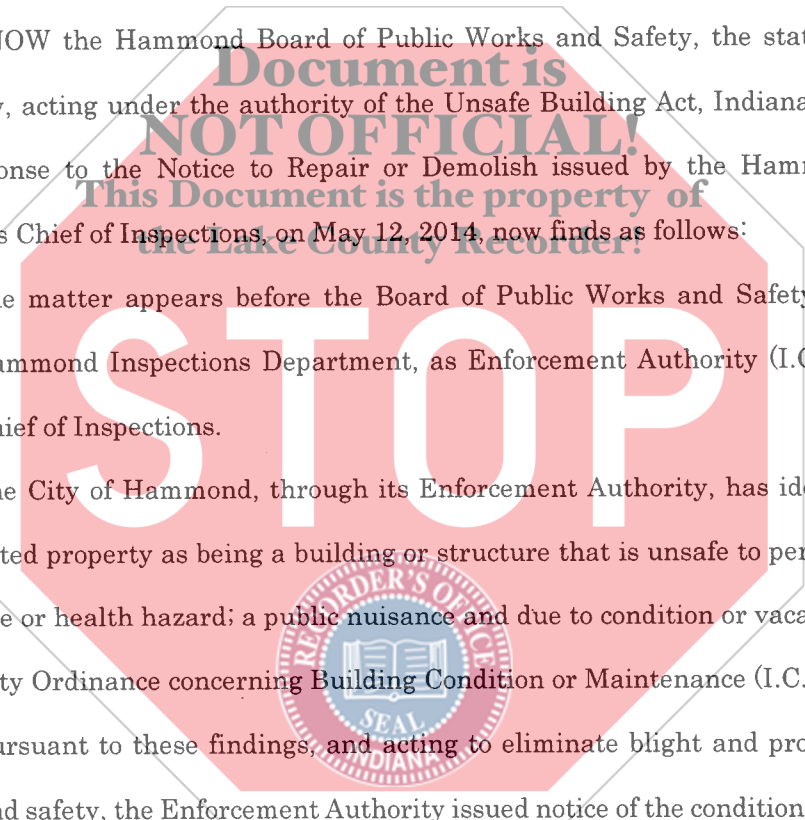
LEGAL DESCRIPTION: LOTS ONE (1) AND TWO (2), BLOCK THREE (3), FRANKLIN ADDITION TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 4, PAGE 16, IN LAKE COUNTY, INDIANA.

Key No.: 45-06-01-405-018.000-023

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 May 12, 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 above listed property, and required that the above listed property be repaired or demolished, pursuant to I.C. 36-7-9-5.



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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 order 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:

HSBC Bank USA, N.A. as Indenture Trustee for the registered noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3 Attn: Highest Ranking Officer, Certified Mail, Regular Mail and Publication;

HSBC Bank USA, N.A. Attn: Highest Ranking Officer, Corporate Headquarters, Certified Mail, Regular Mail and Publication;

Keith Carter Jr., Certified Mail, Regular Mail and Publication;

Keith Carter, Jr. assignment Wilcar Enterprises, LLC, Attn: Member or Manager; Certified Mail, Regular Mail and Publication;

Wilcar Enterprises, LLC. c/o K. Carter, 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, June 12, 2014 at 9:00 a.m., which was continued to August 28, 2014 and continued again to November 20, 2014, 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 November 20, 2014 hearing, and repairs to the property have not been made under the written Agreement to Rehabilitate entered on the property.
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 \$489.53

SO ORDERED this 20th day of November, 2014.

Hammond Board of Public Works and Safety

By:

President

Vice President

Member

Attest:

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!

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.

STOP

