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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 062674

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

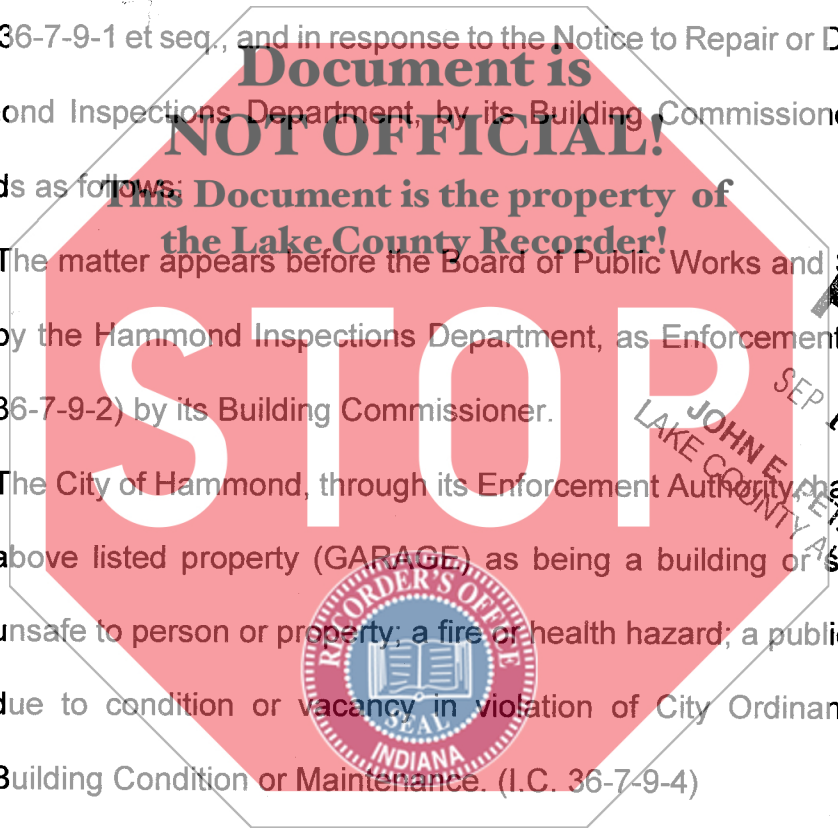
MICHAEL J. BROWN
RECORDER

IN RE THE PROPERTY LOCATED AT: **7204 Madison (GARAGE ONLY)** Hammond
Legal Description: LOT 1 IN BLOCK 1 IN GUSTAV ZACHAU'S 2ND ADDITION TO
HAMMOND AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20 PAGE 17 IN THE
OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

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 Building Commissioner, on May 19,
2015, 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 Building Commissioner.
2. The City of Hammond, through its Enforcement Authority, has identified the
above listed property (GARAGE) 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



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LAKE COUNTY AUDITOR

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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 on the following persons:

Aaron L. Hugger & Madeline D Hugger, certified mail, regular mail and publication,

Bank of America, N.A., Jacksonville Post Closing, certified mail, regular mail and publication,

Bank of America, N.A., Countrywide Financial Corp. Corporate HQ., 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, posted on premises & regular mail

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 scheduled before the Hammond Board of Public Works, pursuant to I.C. 36-7-9-7 on Thursday June 25, 2015, at 9:00 a.m., and was continued to September 10, 2015 and conducted on that date by the hearing authority at a public meeting.
8. Recent photos taken August 29, 2015 show the garage still boarded up and now overgrown with weeds.
9. The property listed above (GARAGE) 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 effects 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. The costs of this demolition shall be assessed against the property, and shall constitute a lien on the property.

SO ORDERED this 10th day of September 2015

Hammond Board of Public Works and Safety

Document is NOT OFFICIAL!

By: _____
President

This Document is the property of the Lake County Recorder!

Vice President

Member

Attest: Lo Daviletta

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.

Kevin C. Smith

SEAL OF THE RECORDER OF LAKE COUNTY INDIANA

This instrument prepared by:

Kevin C. Smith (#18169-45)
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