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STATE OF INDIANA )  
 ) ss  
 )  
COUNTY OF LAKE )

BEFORE THE BOARD OF PUBLIC WORKS  
AND SAFETY  
CITY OF HAMMOND, INDIANA

IN RE THE PROPERTY LOCATED AT: 1512 125TH STREET, HAMMOND, IN 46394

Legal Description: LOT 12 IN CHARLES KREUTER'S SUBDIVISION, IN THE CITY OF HAMMOND AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 17, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Document is NOT OFFICIAL!**  
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 January 25, 2016, now finds as follows:~~  
**the Lake County Recorder!**

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 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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STATE OF INDIANA  
LAKE COUNTY  
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MICHAEL E. BROWN  
RECORDER

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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:

MB Financial Bank, N.A., 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 February 18, 2016 and was continued at the request of the property owner to March 3, 2016 and conducted on that date by the hearing authority at a public meeting.
8. Attorney David Johnson appeared for the lender who received the Sheriff's Deed in November 2015. No repairs or request for an inspection has been made and based on the condition of the property, the inspector requested it be demolished.
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

