

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.
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 on the following persons:

Robert Beucus/ Estate of Robert Beucus regular mail, certified mail and publication, posting on property.

Constance R. Beucus, regular mail, certified mail and publication, posting



on property,
Monica Day, regular mail, certified mail and publication,
Thomas DeRolf, regular mail, certified mail and publication,
Julie Houston, regular mail, certified mail and publication,
Attorney Gary Bonk, regular mail, certified mail and publication,
Benedict Czaszwicz, regular mail, certified 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 July 13, 2017 and held on that date at that location.
8. Benedict Czaszwicz appeared who holds a recorded land contract but not the deed to the property and has taken no legal steps at the time of the hearing to obtain a deed. Attorney Bonk contacted the City and indicated the Estate has no objection to the demolition.
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. The costs of this demolition shall be assessed against the property, and shall constitute a lien on the property. The Board now finds processing and expenses incurred by the City in the amount of \$617.72.

SO ORDERED this 13th day of July, 2017

Hammond Board of Public Works and Safety

By:

President

Vice President

Member

Attest: *L. Lavietto*

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

This instrument prepared by:

Kevin C. Smith
Kevin C. Smith (#18169-45)
SMITH SERSIC
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Munster, IN 46321
219-933-7600



EXHIBIT "A"
LEGAL DESCRIPTION

474 FAYETTE STREET

ALL OF LOT 23 IN LATHAM'S ADDITION TO HAMMOND AS SAME APPEARS OF RECORD IN PLAT BOOK 1, PAGE 44, IN THE RECORDER'S OFFICE, LAKE COUNTY, INDIANA, (EXCEPT A TRIANGULAR PART OUT OF THE WESTERLYMOST PART OF SAID LOT 23, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT, 78 FEET SOUTH OF THE NORTHWESTERLYMOST CORNER THEREOF WHICH IS ALSO ON THE SOUTH RIGHT OF WAY OF FAYETTE STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 23 A DISTANCE OF 2.8 FEET TO THE NORTH LINE OF A VACATED EAST-WEST ALLEY; THENCE EASTERLY ALONG SAID NORTH LINE OF VACATED EAST-WEST ALLEY 3.4 FEET; THENCE NORTHWESTERLY 3.7 FEET TO THE POINT OF BEGINNING OF THIS TRIANGULAR EXCEPTION); ALSO

A TRIANGULAR PORTION OF THE EAST SIDE OF LOT 22 OF LATHAM'S ADDITION TO HAMMOND, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 22 A DISTANCE OF 71.1 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE NORTHERLY IN A STRAIGHT LINE 71.8 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 22; THENCE EASTERLY ALONG THE SAID NORTH LINE 1.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 22 AND THE POINT OF BEGINNING OF THIS TRIANGULAR PORTION; ALSO

ALL THAT PART OF THE VACATED NORTH-SOUTH 14 FOOT ALLEY LYING CONTIGUOUS TO AND BETWEEN LOTS 22 AND 23, LATHAM'S ADDITION TO HAMMOND; ALSO

ALL THAT PART OF A VACATED EAST-WEST 14 FOOT ALLEY CONTIGUOUS TO AND BETWEEN LOTS 22 AND 23, LATHAM'S ADDITION, WHICH LIES EAST OF A STRAIGHT LINE, SAID LINE BEING DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 22, AND RUNNING THENCE NORTHERLY A DISTANCE OF 86.3 FEET TO THE SOUTHWEST SIDE OF LOT 23 AND TO A POINT ON THE NORTH LINE OF VACATED EAST-WEST ALLEY, SAID POINT BEING 3.4 FEET EASTERLY OF THE WESTERLYMOST POINT OF LOT 23

478 FAYETTE STREET

LOT 24 IN LATHAM'S ADDITION TO HAMMOND AS SHOWN IN PLAT BOOK 1, PAGE 44, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA

