

# ORDER TO TAKE ACTION HEARING

AGENDA FOR JANUARY 29, 2025 OTA HEARING AT 9:00 AM

## Cases for Consideration:

<b>CODE OFFICER</b>	<b>RE ADDRESS</b>	<b>REQUESTED ACTION</b>
T. AVANCE	1005 NORTH ST	DEMO HOUSE, DETACHED GARAGE & FENCE
T. AVANCE	929 MIDDLEBURY ST	DEMO HOUSE & DETACHED GARAGE
M. TIMMONS	412-414 W BEARDSLEY AV	DEMO HOUSE, DETACHED GARAGE & FENCE (RECEIVERSHIP)
B. ANGLEMYER	3212 PLEASANT PLAIN	DEMO HOUSE, DETACHED GARAGE & ACCESSORY STRUCTURES
B. ANGLEMYER	910 S SECOND ST	DEMO HOUSE
B. ANGLEMYER	403 W GARFIELD AV	DEMO DETACHED GARAGE
B. ANGLEMYER	1622 ROYS AV	DEMO HOUSE, DETACHED GARAGE & FENCE
B. ANGLEMYER	3215 KELSEY AV	DEMO HOUSE, SHED & FENCE
K. HUNT	510 FREMONT ST	DEMO HOUSE & FENCE

**LEGAL NOTICE OF PUBLIC HEARING WITH INTENTION  
TO ORDER TO DEEM VACANT AND ABANDONED AND DEMOLISH**

To: Stephen M Kiefer: 1005 North Street, Elkhart, IN 46516-4518, 1<sup>st</sup> Source Bank: PO Box 149, South Bend, IN 46624, Trustcorp Mortgage Company: 100 N Michigan Street, Suite 400, South Bend, IN 46601, Elkhart County Treasurer: 117 N Second Street Ste 201, Goshen, IN 46526 and to any unknown heirs or devisees, all persons or corporations having or claiming any rights, titles, or interest in the following real estate commonly known as **1005 North St** Elkhart, Indiana, described as key number: **20-06-04-454-001.000-012**.

PLEASE TAKE NOTICE that you are hereby ordered to be present at a hearing before the Order to Take Action Hearing Officer, Building and Code Enforcement Department on **January 29, 2025** at **9:00 a.m.** in the Elkhart City Common Council Chambers, 229 S. Second St., Elkhart, Indiana. You may appear with or without counsel, you may present evidence, cross-examine opposing witnesses, and present arguments. **If you fail to appear, the Hearing Officer may take action detrimental to your interests in your absence.** At this hearing, the Hearing Officer may affirm the compliance agreement, or demolition order, if the property owners have not made the proper repairs to the structure and any and all concrete slabs, garage, and accessory structures by the date of the hearing. If the compliance agreement or demolition order is affirmed, the City of Elkhart will demolish the building and bill the property owners for the cost of the demolition plus administrative fees. If an asbestos inspection is required prior to the demolition, then the City of Elkhart will bill the property owners for the cost of the asbestos inspection plus administrative fees. If asbestos is found during the inspection, then the City of Elkhart will remove the asbestos prior to the demolition of the building and bill the property owners for the cost of the asbestos removal plus administrative fees. The action required by the order and the exact terms may be obtained from the Building & Code Enforcement Department, Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5471.

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To: WK Holdings LLC: 25770 Pack Trl, South Bend, IN 46628, Thomas Hardman: 59216 Spearmint Dr, Elkhart, IN 46517, Neighborly Solutions: 61199 Dogwood Rd, Mishawaka, IN 46544, Conrad Hochstetler: 25065 Aqua Drive, Elkhart, IN 46514, Neal Nadon: 3525 Lake Pointe Circle Apt 2A, Elkhart, IN 46514, Finley Capital LLC: 6024 Eastman Ave, Midland, MI 48640, Marcia Bechtel: 1000 W Marion Street, Elkhart, IN 46516, Elkhart County Treasurer: 117 N Second Street Ste 201, Goshen, IN 46526 and to any unknown heirs or devisees, all persons or corporations having or claiming any rights, titles, or interest in the following real estate commonly known as **929 Middlebury St** Elkhart, Indiana, described as key number: **20-06-09-202-001.000-012**.

PLEASE TAKE NOTICE that you are hereby ordered to be present at a hearing before the Order to Take Action Hearing Officer, Building and Code Enforcement Department on **January 29, 2025** at **9:00 a.m.** in the Elkhart City Common Council Chambers, 229 S. Second St., Elkhart, Indiana. You may appear with or without counsel, you may present evidence, cross-examine opposing witnesses, and present arguments. **If you fail to appear, the Hearing Officer may take action detrimental to your interests in your absence.** At this hearing, the Hearing Officer may affirm the compliance agreement, or demolition order, if the property owners have not made the proper repairs to the structure and any and all concrete slabs, garage, and accessory structures by the date of the hearing. If the compliance agreement or demolition order is affirmed, the City of Elkhart will demolish the building and bill the property owners for the cost of the demolition plus administrative fees. If an asbestos inspection is required prior to the demolition, then the City of Elkhart will bill the property owners for the cost of the asbestos inspection plus administrative fees. If asbestos is found during the inspection, then the City of Elkhart will remove the asbestos prior to the demolition of the building and bill the property owners for the cost of the asbestos removal plus administrative fees. The action required by the order and the exact terms may be obtained from the Building & Code Enforcement Department, Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5471.

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To: Todd E Overpeck: 412 W Beardsley Av, Elkhart, IN 46514, Todd E Overpeck: 1257 Canton St, Elkhart, IN 46514, Preferred Properties of Indiana LLC: PO Box 402, Goshen, IN 46527, Jazmine Nicole Gary: 410 W Indiana Ave Apt A, Elkhart, IN 46516, Elkhart County Treasurer: 117 N Second Street Ste 201, Goshen, IN 46526 and to any unknown heirs or devisees, all persons or corporations having or claiming any rights, titles, or interest in the following real estate commonly known as **412-414 W Beardsley Av** Elkhart, Indiana, described as key number: **20-06-05-107-011.000-012**.

PLEASE TAKE NOTICE that you are hereby ordered to be present at a hearing before the Order to Take Action Hearing Officer, Building and Code Enforcement Department on **January 29, 2025** at **9:00 a.m.** in the Elkhart City Common Council Chambers, 229 S. Second St., Elkhart, Indiana. You may appear with or without counsel, you may present evidence, cross-examine opposing witnesses, and present arguments. **If you fail to appear, the Hearing Officer may take action detrimental to your interests in your absence.** At this hearing, the Hearing Officer may affirm the compliance agreement, or demolition order, if the property owners have not made the proper repairs to the structure and any and all concrete slabs, garage, and accessory structures by the date of the hearing. If the compliance agreement or demolition order is affirmed, the City of Elkhart will demolish the building and bill the property owners for the cost of the demolition plus administrative fees. If an asbestos inspection is required prior to the demolition, then the City of Elkhart will bill the property owners for the cost of the asbestos inspection plus administrative fees. If asbestos is found during the inspection, then the City of Elkhart will remove the asbestos prior to the demolition of the building and bill the property owners for the cost of the asbestos removal plus administrative fees. The action required by the order and the exact terms may be obtained from the Building & Code Enforcement Department, Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5471.

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To: Nancy Baker: 3212 Pleasant Plain Ave, Elkhart, IN 46517-2312, Elkhart County Treasurer: 117 N Second Street Ste 201, Goshen, IN 46526 and to any unknown heirs or devisees, all persons or corporations having or claiming any rights, titles, or interest in the following real estate commonly known as **3212 Pleasant Plain Av** Elkhart, Indiana, described as key number: **20-06-16-451-040.000-012.**

PLEASE TAKE NOTICE that you are hereby ordered to be present at a hearing before the Order to Take Action Hearing Officer, Building and Code Enforcement Department on **January 29, 2025** at **9:00 a.m.** in the Elkhart City Common Council Chambers, 229 S. Second St., Elkhart, Indiana. You may appear with or without counsel, you may present evidence, cross-examine opposing witnesses, and present arguments. **If you fail to appear, the Hearing Officer may take action detrimental to your interests in your absence.** At this hearing, the Hearing Officer may affirm the compliance agreement, or demolition order, if the property owners have not made the proper repairs to the structure and any and all concrete slabs, garage, and accessory structures by the date of the hearing. If the compliance agreement or demolition order is affirmed, the City of Elkhart will demolish the building and bill the property owners for the cost of the demolition plus administrative fees. If an asbestos inspection is required prior to the demolition, then the City of Elkhart will bill the property owners for the cost of the asbestos inspection plus administrative fees. If asbestos is found during the inspection, then the City of Elkhart will remove the asbestos prior to the demolition of the building and bill the property owners for the cost of the asbestos removal plus administrative fees. The action required by the order and the exact terms may be obtained from the Building & Code Enforcement Department, Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5471.

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To: Rubin Rodolfo Arriola Corrales: 910 S Second St, Elkhart, IN 46516, Rubin Rodolfo Arriola Corrales: 1200 Midtown Ct Apt 76, Elkhart, IN 46516, CFS of Michiana: 3706 E Mishawaka Rd, Elkhart, IN 46517, Elkhart County Treasurer: 117 N Second Street Ste 201, Goshen, IN 46526 and to any unknown heirs or devisees, all persons or corporations having or claiming any rights, titles, or interest in the following real estate commonly known as **910 S Second St** Elkhart, Indiana, described as key number: **20-06-08-230-004.000-012**.

PLEASE TAKE NOTICE that you are hereby ordered to be present at a hearing before the Order to Take Action Hearing Officer, Building and Code Enforcement Department on **January 29, 2025** at **9:00 a.m.** in the Elkhart City Common Council Chambers, 229 S. Second St., Elkhart, Indiana. You may appear with or without counsel, you may present evidence, cross-examine opposing witnesses, and present arguments. **If you fail to appear, the Hearing Officer may take action detrimental to your interests in your absence.** At this hearing, the Hearing Officer may affirm the compliance agreement, or demolition order, if the property owners have not made the proper repairs to the structure and any and all concrete slabs, garage, and accessory structures by the date of the hearing. If the compliance agreement or demolition order is affirmed, the City of Elkhart will demolish the building and bill the property owners for the cost of the demolition plus administrative fees. If an asbestos inspection is required prior to the demolition, then the City of Elkhart will bill the property owners for the cost of the asbestos inspection plus administrative fees. If asbestos is found during the inspection, then the City of Elkhart will remove the asbestos prior to the demolition of the building and bill the property owners for the cost of the asbestos removal plus administrative fees. The action required by the order and the exact terms may be obtained from the Building & Code Enforcement Department, Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5471.

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To: Mattie McGhee: 403 W Garfield Ave, Elkhart, IN 46516-2523, Marqueline Kay McGee: 59329 Merrimac Ln, Elkhart, IN 46517-3417, AEP Indiana Michigan Transmission Company: 1 Riverside Plaza, Columbus, OH 43215, Elkhart County Treasurer: 117 N Second Street Ste 201, Goshen, IN 46526 and to any unknown heirs or devisees, all persons or corporations having or claiming any rights, titles, or interest in the following real estate commonly known as **403 W Garfield Av** Elkhart, Indiana, described as key number: **20-06-08-402-017.000-012**.

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To: Ruben Anzaldua: 1622 Roys Ave, Elkhart, IN 46516-3424, Central Region Tax Auction LLC: 10 Sterling Blvd, Suite 302, Englewood, NJ 07631, Elkhart County Treasurer: 117 N Second Street Ste 201, Goshen, IN 46526 and to any unknown heirs or devisees, all persons or corporations having or claiming any rights, titles, or interest in the following real estate commonly known as **1622 Roys Av** Elkhart, Indiana, described as key number: **20-06-09-306-006.000-012**.

PLEASE TAKE NOTICE that you are hereby ordered to be present at a hearing before the Order to Take Action Hearing Officer, Building and Code Enforcement Department on **January 29, 2025** at **9:00 a.m.** in the Elkhart City Common Council Chambers, 229 S. Second St., Elkhart, Indiana. You may appear with or without counsel, you may present evidence, cross-examine opposing witnesses, and present arguments. **If you fail to appear, the Hearing Officer may take action detrimental to your interests in your absence.** At this hearing, the Hearing Officer may affirm the compliance agreement, or demolition order, if the property owners have not made the proper repairs to the structure and any and all concrete slabs, garage, and accessory structures by the date of the hearing. If the compliance agreement or demolition order is affirmed, the City of Elkhart will demolish the building and bill the property owners for the cost of the demolition plus administrative fees. If an asbestos inspection is required prior to the demolition, then the City of Elkhart will bill the property owners for the cost of the asbestos inspection plus administrative fees. If asbestos is found during the inspection, then the City of Elkhart will remove the asbestos prior to the demolition of the building and bill the property owners for the cost of the asbestos removal plus administrative fees. The action required by the order and the exact terms may be obtained from the Building & Code Enforcement Department, Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5471.



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To: Billy R Lard: 3215 Kelsey Av, Elkhart, IN 46517, The Sergio Corp dba First Response: 1919 S. Michigan St, South Bend, IN 46613, Elkhart County Treasurer: 117 N Second Street Ste 201, Goshen, IN 46526 and to any unknown heirs or devisees, all persons or corporations having or claiming any rights, titles, or interest in the following real estate commonly known as **3215 Kelsey Av** Elkhart, Indiana, described as key number: **20-06-16-480-050.000-012**.

PLEASE TAKE NOTICE that you are hereby ordered to be present at a hearing before the Order to Take Action Hearing Officer, Building and Code Enforcement Department on **January 29, 2025** at **9:00 a.m.** in the Elkhart City Common Council Chambers, 229 S. Second St., Elkhart, Indiana. You may appear with or without counsel, you may present evidence, cross-examine opposing witnesses, and present arguments. **If you fail to appear, the Hearing Officer may take action detrimental to your interests in your absence.** At this hearing, the Hearing Officer may affirm the compliance agreement, or demolition order, if the property owners have not made the proper repairs to the structure and any and all concrete slabs, garage, and accessory structures by the date of the hearing. If the compliance agreement or demolition order is affirmed, the City of Elkhart will demolish the building and bill the property owners for the cost of the demolition plus administrative fees. If an asbestos inspection is required prior to the demolition, then the City of Elkhart will bill the property owners for the cost of the asbestos inspection plus administrative fees. If asbestos is found during the inspection, then the City of Elkhart will remove the asbestos prior to the demolition of the building and bill the property owners for the cost of the asbestos removal plus administrative fees. The action required by the order and the exact terms may be obtained from the Building & Code Enforcement Department, Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5471.

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To: Yonic E Velazquez: 700 Angie's Way, Nappanee, IN 46550, Discover Bank: 6500 New Albany Road E, New Albany, OH 43054, Elkhart County Treasurer: 117 N Second Street Ste 201, Goshen, IN 46526 and to any unknown heirs or devisees, all persons or corporations having or claiming any rights, titles, or interest in the following real estate commonly known as **510 Fremont St** Elkhart, Indiana, described as key number: **20-06-07-240-007.000-012**.

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