

# ORDER TO TAKE ACTION HEARING

AGENDA FOR JULY 31, 2024 OTA HEARING AT 9:00 AM

## Cases for Consideration:

<b>CODE OFFICER</b>	<b>RE ADDRESS</b>	<b>REQUESTED ACTION</b>
K. HUNT	908 W FRANKLIN ST	DEMOLISH HOUSE
K. HUNT	912 W FRANKLIN ST	DEMOLISH HOUSE
T. AVANCE	918 MONROE ST	DEMOLISH GARAGE & CIVIL PENALTY FOR HOUSE
T. AVANCE	933 PRINCETON ST	DEMOLISH HOUSE
T. AVANCE	1801 STERLING AV	DEMOLISH HOUSE

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

To: STEPHEN FRYER: 13 WERSCH LANE, NEPEAN, ON K2J 5E4, STEPHEN FRYER: 1251 N EDDY ST, STE 200, SOUTH BEND, IN 46617, LACASA OF GOSHEN: 202 N COTTAGE AVE, GOSHEN, IN 46528, MICHAEL LEASOR: 11945 W. 710 NORTH, MIDDLEBURY, IN 46540, PATRICIA LEASOR: 11945 W. 710 NORTH, MIDDLEBURY, IN 46540, JAMES KERR: 19146 US 20, BRISTOL, IN 46507, ANDREA KERR: 2803 FERNDALE RD, ELKHART, IN 46517, ELKHART COUNTY TREASURER: 117 N SECOND ST #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 **908 W FRANKLIN ST** Elkhart, Indiana, described as key number: **20-06-08-102-010.000-012.**

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 **July 31, 2024** 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.

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

To: STEPHEN FRYER: 13 WERSCH LANE, NEPEAN, ON K2J 5E4, STEPHEN FRYER: 1251 N EDDY ST, STE 200, SOUTH BEND, IN 46617, LACASA OF GOSHEN: 202 N COTTAGE AVE, GOSHEN, IN 46528, MICHAEL LEASOR: 11945 W. 710 NORTH, MIDDLEBURY, IN 46540, PATRICIA LEASOR: 11945 W. 710 NORTH, MIDDLEBURY, IN 46540, JAMES KERR: 19146 US 20, BRISTOL, IN 46507, ANDREA KERR: 2803 FERNDALE RD, ELKHART, IN 46517, ELKHART COUNTY TREASURER: 117 N SECOND ST #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 **912 W FRANKLIN ST** Elkhart, Indiana, described as key number: **20-06-08-102-009.000-012**.

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 **July 31, 2024** 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.

**LEGAL NOTICE OF PUBLIC HEARING WITH INTENTION  
TO ORDER TO DEMOLISH GARAGE AND CIVIL PENALTY FOR HOUSE**

To: JAMES S OWENS: 918 MONROE ST, ELKHART, IN 46516-3827, ELKHART COUNTY  
TREASURER: 117 N SECOND ST #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 **918 MONROE ST** Elkhart, Indiana, described as key  
number: **20-06-09-106-008.000-012**.

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 **July 31, 2024**  
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.

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

To: ROGER A. HUFF AND MARGARET L. HUFF: 933 PRINCETON ST, ELKHART, IN 46516-3818, ARGENT MORTGAGE COMPANY, LLC AKA CITI GROUP: 388 GREENWICH STREET, NEW YORK, NY 10013, DEUTSCHE BANK NATIONAL TRUST COMPANY: 1761 E SAINT ANDREW PL, SANTA ANA, CA 92705-4934, FIRSTSOURCE ADVANTAGE, LLC: 205 BRYANT WOODS, S BUFFALO, NY 14228, JOHN D. KRISOR JR.: 16801 CLEVELAND RD, GRANGER, IN 46530, ELKHART COUNTY TREASURER: 117 N SECOND ST #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 **933 PRINCETON ST** Elkhart, Indiana, described as key number: **20-06-09-130-016.000-012.**

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**LEGAL NOTICE OF PUBLIC HEARING WITH INTENTION  
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To: LEKRAM LLC: 1811 STERLING AVE, ELKHART, IN 46516-4261, MARK L. DEXTER: 1811 STERLING AVE, ELKHART, IN 46516-4261, FIREHOUSE LLC: 415 E PRAIRIE RONDE ST, DOWAGIAC, MI 49047, CLASS CORRIDOR LLC: 1209 ORANGE ST, WILMINGTON, DE 19801, THOROUGHbred TECHNOLOGY & TELECOMMUNICATIONS INC: 650 WEST PEACHTREE ST NEW, ATLANTA, GA 30308, ELKHART COUNTY TREASURER: 117 N SECOND ST #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 **1801 STERLING AV** Elkhart, Indiana, described as key number: **20-06-09-451-016.000-012**.

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