

City of Elkhart
Order To Take Action Hearing

AGENDA FOR APRIL 22, 2026 OTA HEARING AT 9:00 AM

Cases for Consideration:

CODE OFFICER	RE ADDRESS	REQUESTED ACTION
T. AVANCE	2022 ELIZABETH ST	DEMOLISH ACCESSORY STRUCTURE
T. AVANCE	924 PRINCETON ST	CLEAN-UP AND CIVIL PENALTY
B. ANGLEMYER	3413 S MAIN ST	DEMOLISH STRUCTURE, SIGN & FENCE
K. HUNT	1011 HESTER ST	DEMOLISH GARAGE
M. TIMMONS	1106 W LEXINGTON AV	DEMOLISH A-FRAME ACCESSORY STRUCTURE
M. TIMMONS	2807 CASSOPOLIS ST	DEMOLISH TWO STRUCTURES, SIGN & FENCE

**LEGAL NOTICE OF PUBLIC HEARING WITH INTENTION
TO ORDER TO DEMOLISH ACCESSORY STRUCTURE**

To: Sterling Hudson Group: 2100 Sterling Ave, Elkhart, IN 46516-4909, L E Johnson Products Inc: 2100 Sterling Ave, Elkhart, IN 46516-4909, 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 **2022 Elizabeth St**, Elkhart, Indiana, described as key number: **20-06-09-479-007.000-012**.

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 Department on **April 22, 2026, 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 accessory structure and any and all concrete slabs 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 Department, located at the Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5474.

**LEGAL NOTICE OF PUBLIC HEARING WITH INTENTION
TO ORDER A CLEANUP BY A CITY CREW AND CIVIL PENALTY**

To: Lisa M Colandria: 924 Princeton St, Elkhart, IN 46516, Calistoga Corporation: PO Box 47, Elkhart, IN 46515, Lisa Gilkey Schoetzow: 228 W High 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 **924 Princeton St**, Elkhart, Indiana, described as key number: **20-06-09-131-006.000-012**.

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 Department on **April 22, 2026, 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 cleanup order, if the property owners have not removed and properly disposed of all trash, debris and items that are stored outside which are not intended for outdoor use by the date of the hearing. If the compliance agreement or cleanup order is affirmed, the City of Elkhart will clean up the property and bill the property owners for the cost of the cleanup plus administrative fees. The action required by the order and the exact terms may be obtained from the Building & Code Department, located at the Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5474.

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

To: Gregory Investments LLC: 4555 W Dickman Rd, Springfield, MI 49037-7328, Brennan Andrew Gregory: 207 Bartholomew Blvd, Jeffersonville, IN 47130, Avanelle A Cummings: 3407 S Main Street, Elkhart, IN 46517, Indiana Michigan Power Company: 110 E Wayne St, Fort Wayne, IN 46802, Arluine C. Replogle (deceased), Ionic Holdings LLC: 18 West Michigan Avenue, Suite 200, Battle Creek, MI 49017, 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 **3413 S Main St**, Elkhart, Indiana, described as key number: **20-06-22-177-043.000-011**.

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 Department on **April 22, 2026, 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, fence, signs, 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 Department, located at the Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5474.

**LEGAL NOTICE OF PUBLIC HEARING WITH INTENTION
TO ORDER TO DEMOLISH**

To: Jose Luis Rodriguez Rosas: 1011 Hester St, Elkhart, IN 46516, James A Marks: 58227 Hooley Dr, Goshen, IN 46528-8700, 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 **1011 Hester St**, Elkhart, Indiana, described as key number: **20-06-07-233-004.000-012**.

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 Department on **April 22, 2026, 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 Department, located at the Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5474.

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

To: Neil D Crum & Frances D Crum: 1106 W Lexington Av, Elkhart, IN 46514-2447, Frances D Crum aka Francis D Crum: 3588 W Small Rd, Portage, IN 46350, U.S. Bank Trust National Association c/o Phillip A Norman, PC: 2110 Calumet Ave, Valparaiso, IN 46383, RCAF Acquisition Trust c/o Selene Finance LP: 3501 Olympus Blvd, Suite 500, Dallas, TX 75025, 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 **1106 W Lexington Av**, Elkhart, Indiana, described as key number: **20-06-06-455-032.000-012**.

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 Department on **April 22, 2026, 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 demolished the A-frame accessory structure and any and all concrete slabs 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 Department, located at the Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5474.

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

To: 2807 Cassopolis St LLC: 1000 Forest Park Blvd, Suite 401, Fort Worth, TX 76110, Benito J Hidalgo: 1000 Forest Park Blvd, Suite 401, Fort Worth, TX 76110, Registered Agent Solutions, INC: 334 North Senate Avenue, Indianapolis, IN 46204-1708, Floyd R Bock, Sr. and Grace Bock: 2244 W Lexington Av, Elkhart, IN 46516, Indiana & Michigan Electric Company: 110 E Wayne St, Fort Wayne, IN 46802, Vashua Motels Inc: 2807 Cassopolis St, Elkhart, IN 46514, Indiana Department of Highways: 100 North Senate Ave, Indianapolis, IN 46204-2249, 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 **2807 Cassopolis St**, Elkhart, Indiana, described as key number: **20-02-20-454-018.000-027**.

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 Department on **April 22, 2026, 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 structures and any and all concrete slabs, garages, signs, fences 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 Department, located at the Elkhart Municipal Building, 229 S. Second St., Elkhart, Indiana, 574-294-5474.