

**SILAS ZARTMAN
ENFORCEMENT AUTHORITY
WABASH CITY HALL
202 S. WABASH STREET
WABASH, INDIANA 46992
(260) 563-4171**

HEARING NOTICE FOR UNSAFE BUILDING

Date: June 6, 2025

RE: ORDER TO REMOVE and/or REPAIR: House at 626 Columbus St. Wabash, IN 46992

Legal Description:

The following described real estate situated in Wabash County, State of Indiana:

Lots Numbered one (1) and Two (2) in Conchran's Addition to the City of Wabash.

Parcel ID- 85-14-63-204-054.000-009

As the Enforcement Authority for the City of Wabash, Indiana, you are hereby advised of the following:

YOU ARE HEREBY NOTIFIED that your **HOUSE located at **626 Columbus St. Wabash, IN 46992**, has/have been declared, by this office, to be unsafe requiring their removal.**

The structure located on the property has been severely damaged by fire, resulting in significant compromise to its structural integrity, including potential failure of load-bearing elements, walls, and roof systems. The building, in its current condition, presents an immediate danger to the health and safety of the public due to the risk of collapse, unstable debris, and exposure to hazardous materials such as charred electrical systems, mold, and possible asbestos. As such, the property has been determined to meet the criteria of an unsafe building under applicable code.

IN ACCORDANCE WITH INDIANA CODE 36-7-9-7, YOU ARE FURTHER NOTIFIED THAT a hearing on this declaration of Unsafe Building has been scheduled before the Board of Public Works and Safety (“Hearing Authority”), Wabash City Hall, 202 S. Wabash Street, Wabash, Indiana 46992, **at 4:00 p.m., July 17, 2025.**

YOU ARE FURTHER NOTIFIED THAT you, along with any other person or entity holding a substantial property interest in the unsafe premises, are entitled to appear at the above scheduled hearing, with or without legal counsel, present evidence, cross examine opposing witnesses, and present arguments.

**AFFIDAVIT OF SERVICE
IN COMPLIANCE WITH I.C. 36-7-9-25**

I, Silas Zartman, who being duly sworn upon his/her oath, deposes and says:

1. I am over the age of eighteen (18) years, have personal knowledge of the matters stated herein and am competent to testify to the matters set forth herein.
2. I am the Code Enforcement Officer for the City of Wabash, Indiana.
3. I sent, by certified mail, return receipt requested, a Notice of Declaration of Unsafe Building on June 6, 2025 (copy attached) to the following:

NAME AND ADDRESS

DATE & NATURE OF RETURN

NAME AND ADDRESS	DATE & NATURE OF RETURN
	Certified Mail – return receipt received on _____
DUSTIN M. GOFORTH 636 CROWN HILL DR E WABASH, IN 46992	_____
Portfolio Recovery Associates, LLC 775 Corporate Woods Parkway Vernon Hills, IL 60061	_____
Secretary of housing and Urban Development 451 Seventh Street, SW Washington, DC 20410	_____

4. I also recorded a copy of this notice of Declaration of Unsafe Building, dated June 6, 2025, with the office of the Recorder of Wabash County, Indiana.

5. I, Silas Zartman, affirm under the pains and penalties for perjury that the foregoing statements are true and correct to the best of my knowledge, information, and belief this 6th day of June 2025.

The City of Wabash desires to make reasonable accommodations to persons with handicaps or disabilities in order that all persons may fully participate in the public hearing. In that regard, if you need reasonable accommodations to attend a public meeting, you are to contact the Mayor’s Secretary, ADA Coordinator, Wabash City Hall, 202 South Wabash Street, Wabash, Indiana 46992, (260) 563-4171 between 8:00 a.m. and 4:00 p.m., at least twenty-four (24) hours prior to the meeting. Please indicate the accommodation requested and every reasonable effort will be made to comply with your request.

IT IS THE INTENTION OF THIS OFFICE TO PURSUE A DECLARATION OF UNSAFE BUILDING AND TO OBTAIN AN ORDER REQUIRING THE REMOVAL and/or REPAIR WITHIN NO MORE THAN 30 DAYS FOLLOWING THE DATE OF THIS HEARING ON JULY 17, 2025.

IN THE EVENT THIS DETERMINATION OF UNSAFE BUILDING IS UPHELD at the above referenced hearing, the following actions may be taken in the event you fail to comply with this Order:

1. The City of Wabash may remove the unsafe building(s) and/or structure(s) through its own workforce or obtain public bids for the removal of the unsafe building(s) and/or structure(s);
2. The City of Wabash may file a lawsuit seeking an injunction requiring you to take the ordered actions;
3. Civil penalties may be imposed;
4. A suit for costs may be instituted.

The above referenced actions are not exclusive but are provided to briefly indicate what action(s) may be taken if this Order is not complied with.

In addition to the following, and in accordance with Indiana Code 36-7-9-27, **YOU ARE FURTHER NOTIFIED THAT:**

- (A) A person who has been issued and has received notice of an order relative to unsafe premises and has not complied with that order:
 - (1) Must supply full information regarding the order to a person who takes or agrees to take a substantial property interest in the unsafe premises before transferring or agreeing to transfer that interest;
 - (2) Must, within five (5) days after transferring or agreeing to transfer a substantial property interest in the unsafe premises, supply the Enforcement Authority with written copies of:
 - (a) The full name, address and telephone number of the person taking a substantial property interest in the unsafe premises; and
 - (b) The legal instrument under which the transfer or agreement to transfer the substantial property interest is accomplished.

