

**LEGAL NOTICE**  
**SALE OF REAL ESTATE – LOST MARSH ESTATES**  
**RESIDENTIAL LOTS**  
**PUBLIC AUCTION**  
**JUNE 21, 2018 AT 6 P.M.**  
**LOST MARSH CLUBHOUSE – SECOND FLOOR**  
**1001 129<sup>TH</sup> STREET, HAMMOND, IN 46320**

Notice is given that the City of Hammond Redevelopment Commission (“HRC”) will sell at Public Auction certain parcels of real estate more particularly described as Lots 1 thru 6 and depicted and/or described on Exhibit “A” (the “Residential Parcels”). The Residential Parcels will be auctioned individually. No participant or affiliated person or business entity may purchase more than one (1) Residential Parcel.

To be eligible to participate in the Public Auction, participants **must register** at City Hall, 5925 Calumet Avenue, Hammond, Indiana, Third Floor (“Planning and Development Offices”) on or before 4:00 p.m., local time, on June 21, 2018 (the “Registration Deadline”), and affirm that they are ready, willing, and able to participate in the auction, and if they bid, they will bid in an amount of at least the minimum reserve for each lot.

HRC will open the Public Auction at 6 pm central time on June 21, 2018 at the Lost Marsh Clubhouse, 1001 129<sup>th</sup> Street, Hammond, Indiana, 46320. Lots will be sold in sequential order beginning with Lot 1 and ending with Lot 6.

The Public Auction by HRC of the Residential Parcels is made on the conditions set forth below:

Requirements: Buyers will be required to build a single family residential structure with a minimum square footage of 2,500 for a ranch and 3,400 for a two story structure and in compliance with the Restrictive Covenants which are available for review at Hammond Port Authority or Hammond Redevelopment Commission offices.

The highest bidder on each Lot shall enter into a Purchase Agreement with the HRC within 10 days of the Auction. Failure to execute a Purchase Agreement may void the sale, and under those circumstances, HRC reserves the right to sell the Residential Parcel to the next highest bidder.

Construction of the new single family residential structure shall begin within 18 months of closing on the Residential Parcel.

AS IS

**All Residential Parcels are being sold AS IS.**

- Title Insurance: HRC shall provide insurable title to the Buyer.
- Closing Date: The sale and purchase of each Residential Parcel must be closed no later than 60 days after completion of the public auction (August 20, 2018) or as mutually agreed upon by the Buyer and HRC.
- Reserve – Minimum Bid: The minimum bid for each parcel shall be \$20,000 or greater.
- Payments: Earnest money in the amount of \$10,000 **will be due and payable at the Public Auction**. Earnest money payments shall be made payable to the Hammond Redevelopment Commission and must be paid by cashier's check or money order.  
The balance of the highest bid shall be paid at closing.

HRC has caused to be prepared the exhibit listed below (the "Exhibit"), and HRC will make this Notice and Exhibit "A" available at the Hammond Redevelopment Commission and Hammond Port Authority offices for examination and use by all interested persons.

**Exhibit A** Plat of the Residential Parcels

You are encouraged to visit the Residential Parcels as the property is open to the public. Any questions regarding the Residential Parcels can be directed to Milan Kruszynski, Director, Hammond Port Authority, 701 Casino Center Drive, Hammond, Indiana, 46320, (219) 659.7678. Additional information may also be obtained after June 1, 2018, at [LostMarshEstates.com](http://LostMarshEstates.com).

A highest bidder will be required to execute a binding Purchase Agreement with HRC, committing the bidder to satisfy the above requirements, including closing within sixty (60) days of the auction.

HRC reserves the right to reject any and all bids for any reason in its sole discretion.

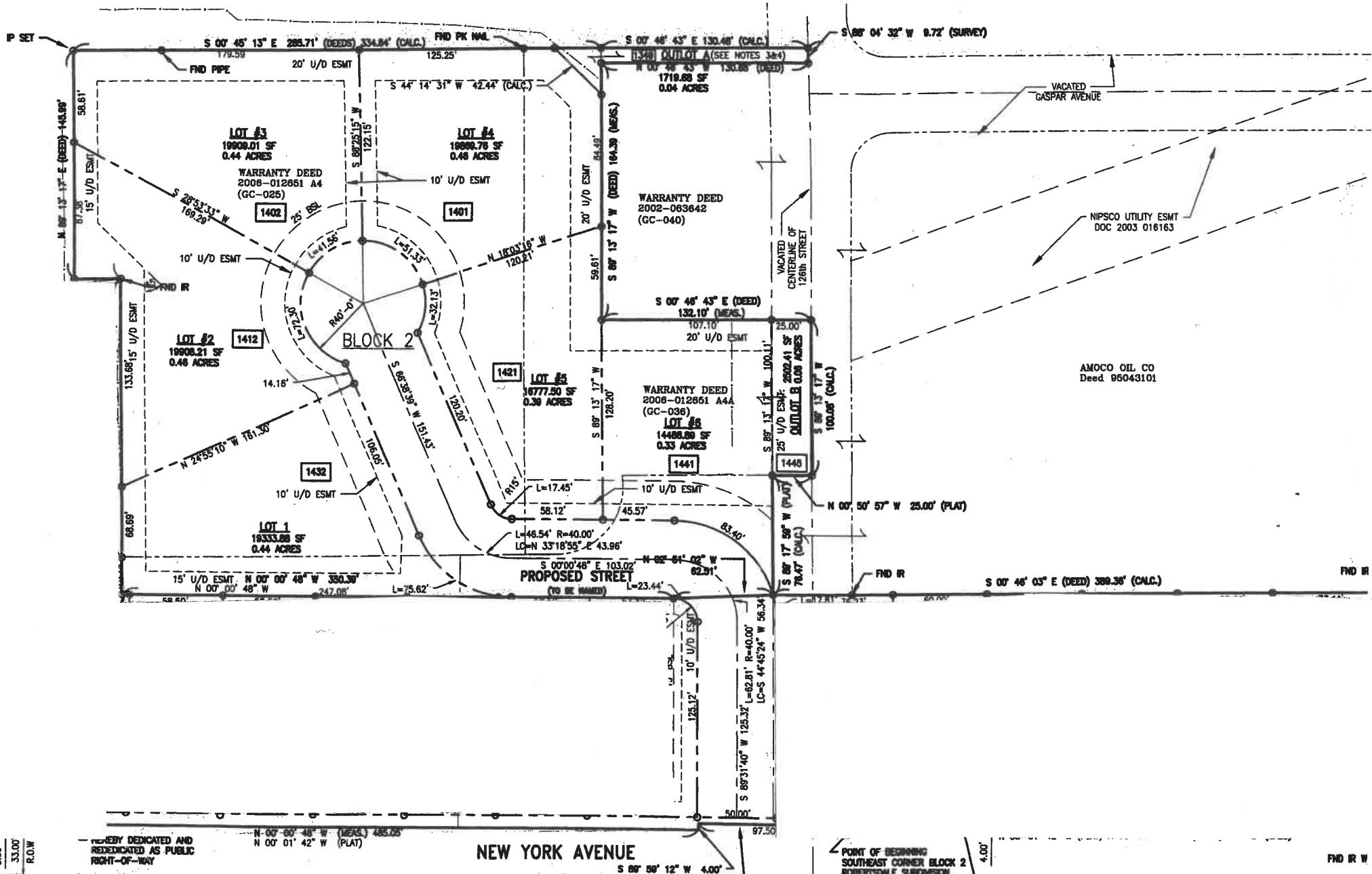
Date: \_\_\_\_\_, 2018.

CITY OF HAMMOND REDEVELOPMENT COMMISSION

# LOST MARSH ESTATES

## ADDITION TO THE CITY OF HAMMOND, INDIANA

### A RESUBDIVISION OF ROBERTSDALE INDUSTRIAL PARK



6.00'  
33.00'  
R.O.W

HEREBY DEDICATED AND  
REDEDICATED AS PUBLIC  
RIGHT-OF-WAY

N 00° 00' 48" W (MEAS.) 485.05'  
N 00° 01' 42" W (PLAT)

**NEW YORK AVENUE**

S 89° 50' 12" W 4.00'

POINT OF BEGINNING  
SOUTHEAST CORNER BLOCK 2  
ROBERTSDALE SUBDIVISION

4.00'

FIND IR W

Exhibit "A"