

For City Bulletin Publications February 18 and February 25.

NOTICE OF PUBLIC HEARING

All persons are hereby notified that the buildings listed below will be the subject of a public hearing at 9:00 AM on February 28, 2025 at the Permit Center, 805 Central Ave, Suite 500, Cincinnati, Ohio. Anyone may appear at the hearing and present pertinent testimony that may assist the Director of Buildings and Inspections to determine whether or not the buildings do, in fact, constitute a public nuisance and shall be razed.

For comments or questions regarding Section 106 reviews, eligibility for the National Register of Historic Places, or other matters relating to historic conservation, please contact the Urban Conservator at Urban.Conservator@cincinnati-oh.gov or 513-352-4848 within seven days of the publication of this notice.

1258 Bates Av - Book-Plat-Parcel 0189-0024-0011.

Last Known Owner(s) of Record: M&H Bay Properties LLC Ohio Limited Liability Company 4144 Hamilton Ave Cincinnati OH 45223. Other Interested Parties: M&H Bay Properties LLC Flf Statutory Agent Corp. 4270 Ivy Pointe Blvd Ste 225 Cincinnati OH 45245; David Bailey 2806 Colerain Ave Cincinnati OH 45225.

533 Rockdale Av - Book-Plat-Parcel 0113-0001-0064.

Last Known Owner(s) of Record: ESYB LLC C/O Agent Amy Brown, Assistant Secretary-Corporate Statutory Services, Inc. 255 E Fifth St Ste 2400 Cincinnati OH 45202; ESYB, LLC, An Ohio Limited Liability Company 2901 Gilbert Ave Cincinnati, OH 45206. Other Interested Parties: Kent Huxel 2901 Gilbert Ave. Cincinnati, Ohio 45206; Kent Huxel 1981 Peach Blossom Ln Hebron, Ky 41048.

2625 Harrison Av - Book-Plat-Parcel 0208-0062-0064.

Last Known Owner(s) of Record: Intanus Tony Bachour Attn Ashley Seig 3519 Glenmore Ave Cincinnati OH 45211; Intanus Tony Bachour 4031 Fawnhill Ln Cincinnati, OH 45205-1044; Intanus Tony Bachour P O Box 112032 Cincinnati OH 45211; Intanus Tony Bachour 8090 Jordan Ridge Dr Cleves, OH 45002-9112; Joel J. Kimmert Westwood Civic Association 2147 Harrison Ave Cincinnati, OH 45211. Other Interested Parties: None.

2436 Kremer Av - Book-Plat-Parcel 0224-0003-0112.

Last Known Owner(s) of Record: Ernest P. Heyward Iii 2436 Kremer Ave Cincinnati, OH 45225; Heyward Earnest P Iii 2860 Losantiville Ave Cincinnati OH 45213. Other Interested Parties: State Of Ohio, Tax Commission Re: Judgment Liens A) Filed July 20, 2018, In Cj18-12533 B) Filed 10-15-2021 150 E Gay St, 21st Fl Columbus, OH 43215.

621 Delhi Av - Book-Plat-Parcel 0153-0001-0003.

Last Known Owner(s) of Record: John Jennagans LLC An Ohio Limited Liability Corporation C/O John Klosterman 5615 Sidney Rd Cincinnati OH 45238-1857; John Jennagans LLC C/O John Klosterman 621 Delhi Pike Cincinnati OH 45204. Other Interested Parties: Treasurer Of Hamilton County Ohio Re: Delinquent Taxes In Foreclosure Status And Delinquent Payment Plan Agreement 138 E Court St #402 Cincinnati, OH 45202; David Hollansworth Re: Dower Interest As The Spouse Of Alberta K Hollansworth Not Released In Or B 639 Delhi Ave Cincinnati, OH 45204; City Of Cincinnati Re: Judgment Lien In Cj20-038554 Filed November 2, 2020 801 Plum St, Suite 214 Cincinnati, OH, 45202; Angel Skelton (Prop. Manager.).

736 Delhi Av - Book-Plat-Parcel 0153-0003-0029.

Last Known Owner(s) of Record: Akuji International Trading & Company Inc 6755 N 83 Ave #7206 Glendale Az 85303. Other Interested Parties: Treasurer Hamilton County, Ohio Re: Foreclosure Case #A2103969 Filed November 16, 2021, Decree Of Foreclosure 138 E Court St #402 Cincinnati, OH, 45202; Hamilton County Clerk Of Courts Re: Judgment Lien In Case #Cj21005271 Filed February 25, 2021 1000 Main St Cincinnati, OH 45202; American Dream And Community Reinvestment Foundation C/O Shawn Pfeil - President Re: Plaintiff And Nuisance Receiver In Case #A2000307 Filed January 20, 2020 885 Clinton Springs Ave. Cincinnati, OH, 45229; American Dream And Community Reinvestment Foundation C/O Michael T Mann 30 Garfield Pl. Suite 920 Cincinnati OH 45202; Akuji International Trading & Company Inc C/O Valentine E. Dura - Agent 11821 West Rosewood Dr El Mirage, Az 85335.

2555 Beekman St - Book-Plat-Parcel 0202-0033-0108.

Last Known Owner(s) of Record: Lillie or Lilly Mae Roberts 2555 Beekman St Cincinnati OH 45225. Other Interested Parties: Discover Bank C/O Discover Products Inc., Re: Judgment Lien In Cj22-010293 Filed November 17, 2020 6500 New Albany Road East New Albany, OH 43054.

4306 Ridgeview Av - Book-Plat-Parcel 0179-0079-0131.

Last Known Owner(s) of Record: Vincent Anthony Sawma Jr 4306 Ridgeview Ave Cincinnati OH 45238-5019. Other Interested Parties: Fifth Third Mortgage Company Re: Mortgage in or book 12522 Page 563, Filed January 30, 2014 38 Fountain Square Plaza Cincinnati, OH, 45263.