

For City Bulletin Publications December 17 and December 24.

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 December 27, 2024 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.

1821 Elmore St - Book-Plat-Parcel 0194-0007-0134.

Last Known Owner(s) of Record: Martin Jamiel R 2012 Ryan Ave Cincinnati OH; Martin Jamiel R 1821 Elmore St Cincinnati OH 45223. Other Interested Parties: LVNV Funding LLC, C/O Corp Svc Co Re: Judgment Lien Filed September 25, 2024, In Cj24-21969 1160 Dublin Rd, Ste 400 Columbus, OH, 43215.

4520 Eastern Av - Book-Plat-Parcel 0016-0001-0090.

Last Known Owner(s) of Record: Equity Trust Company as Custodian FBO Esther Holiday Roth IRA @ 3 800 Ne 195th St Unit 411 Miami Fl 33179; Equity Trust Company as Custodian FBO Esther Holliday Roth Ira 10% Undivided Int 150 Shadybrook Walk Fayetteville, Ga, 30214; Home Is Where The Heart Is Property Management LLC A Georgia Limited Liability Company, C/O Antonia Edwards 1525 Earham Dr Dayton, OH, 45406. Other Interested Parties: Equity Trust Company as Custodian FBO Esther Holiday Roth Ira C/O Elizabeth Jerdonek 1 Equity Way Westlake, OH 44145; Eb's Financialnook LLC C/O Ebony Kidd 11427 Reed Hartman Hwy Cincinnati, OH 45241.

273 Wortman St - Book-Plat-Parcel 0024-0003-0153.

Last Known Owner(s) of Record: Parlier James K 273 Wortman St Cincinnati OH 45226-1745; Rosanna L Parlier 273 Wortman St Cincinnati, OH, 45226. Other Interested Parties: None.

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 2901 Gilbert Ave Cincinnati OH 45206; ESYB, LLC, An Ohio Limited Liability Company 2901 Gilbert Ave Cincinnati, OH 45206. Other Interested Parties: Kent Huxel 2901 Gilbert Ave. Cincinnati, Ohio 45206.

611 Rockdale Av - Book-Plat-Parcel 0107-0009-0044.

Last Known Owner(s) of Record: Champion-Hughes Ruth 1532 Lemontree Hard Dr Cincinnati OH 45240. Other Interested Parties: State Of Ohio, Department Of Taxation Re: Judgment Lien In Cj17-18404, Filed October 20, 2017 150 E Gay St, 21st Fl Columbus, OH 43215; Hamilton County Treasurer Re: Delinquent Real Estate Taxes And As Plaintiff In Tax Foreclosure Case #A 16- 138 E Court St, #402 Cincinnati, Ohio, 45202; Bank Of America, Nat'l Assoc, C/O Litton Loan Servicing LP Re: Mortgage In Or Book 10407 Page 2051, Filed November 27, 2006, As Assigned In 4828 Loop Central Drive Houston, TX 77081-2226.

838 Hutchins Av - Book-Plat-Parcel 0108-0001-0095.

Last Known Owner(s) of Record: Tch Hutchins LLC C/O Agent Robert A Calabrese 7365 East Kemper Rd Cincinnati OH 45249; Tch Hutchins LLC 838 Hutchins Ave Cincinnati OH 45229. Other Interested Parties: First National Bank Re: Mortgage In Or Book 14558 Page 3116, Filed December 7, 2021 1160 E Main St Lebanon, OH 45036.

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 PO Box 112032 Cincinnati OH 45211; Intanus Tony Bachour 8090 Jordan Ridge Dr Cleves, OH 45002-9112. Other Interested Parties: None.

2203 Harrison Av - Book-Plat-Parcel 0213-0001-0025.

Last Known Owner(s) of Record: Jovan Kelly, Statutory Agent 3823 Dunloe Ave Cincinnati, OH, 45213; Three Owls Properties LLC C/O Carlos Mitchell 629 Glensprings Dr Cincinnati OH 45246-2127; Three Owls Properties LLC C/O Carlso Mitchell P O Box 16225 Cincinnati OH 45216. Other Interested Parties: State Of Ohio, Tax Commission Re: Judgment Lien In Cj19-019844, Filed December 2, 2019 150 E Gay St, 21st Fl Columbus, OH, 43215; Little Bob Consulting 401k Plan, Robert Dressman, Trustee Re: Mortgage In Or Book 15124 Page 1550, Filed March 15, 2024 1727 E Galbraith Rd Cincinnati, OH 45215; City Of Cincinnati Re: Judgment Lien In Cj21-032280, Filed November 5, 2021 801 Plum St, Rm 214 Cincinnati, OH 45202.

1642 Denham St - Book-Plat-Parcel 0202-0040-0398.

Last Known Owner(s) of Record: Betrina Bee-Bee Maloney Re: Hamilton County Common Pleas Case # A21-02207 9825 South Michigan Ave Chicago, Il 60628; Betrina Bee-Bee Maloney 1555 Elkton Pl Cincinnati OH 45224-2569; Gail J Black-Reed 1555 Elkton Pl Cincinnati, OH 45224; Gail J Black-Reed @3 1642 Denham St Cincinnati OH 45225-1925; Patricia Black -Johnson 8403 Anthony Wayne Ave Cincinnati, OH, 45216; Patricia Black-Johnson 1555 Elkton Pl Cincinnati, OH, 45224. Other Interested Parties: State Of Ohio, Tax Commission Re: Judgment Liens In Cj16-013295, Filed August 19, 2016, Cj17-013913 150 E Gay St, 21st Fl Columbus, OH, 43215; Portfolio Recovery Associates LLC Re: Judgment Lien In Cj22-004038, Filed February 2, 2022 120 Corporate Blvd Norfolk, Va, 23502; PNC Bank Re: Mortgage In Or Book 7663 Page 697 Filed June 1, 1998 249 Fifth Ave Pittsburgh, Pa 15222; American Dream & Community Reinvestment Foundation Re: Common Pleas Case # A21-02207, Filed June 28, 2021 885 Clinton Springs Ave Cincinnati, OH, 45229.