

For City Bulletin Publications March 18 and March 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 March 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.

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; Hope Platzbecker 810 Sycamore St Cincinnati Ohio 45202; 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, National 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.

4140 Kirby Av - Book-Plat-Parcel 0195-0028-0011.

Last Known Owner(s) of Record: Baltimore Jordan 4140 Kirby Av Cincinnati OH 45223; Jordan Baltimore 8465 Colerain Ave, Unit 1130 Cincinnati, OH 45239; Jordan Baltimore 3107 Colerain Av Apt 3 Cincinnati OH 45225-1360. Other Interested Parties: Karen E Evangelista, Chapter 7 Tr In Re Simone Marie Garland Re: Notice Of Trustee's Interest Filed May 11, 2022, In Or Book 14665 Page 1051, 24525 Harper Ave St Clair Shores, Mi, 48080.

1923 Hewitt Av - Book-Plat-Parcel 0054-0003-0009.

Last Known Owner(s) of Record: Antoinette A Selvey Maddox 8115 Burkhart St # B Cincinnati, OH, 45237; Antoinette Andrea Selvey Maddox 215 Clinton Springs Ave Cincinnati, OH 45217-1905; Carleton Bridges Maddox 8115 Burkhart St # B Cincinnati, OH, 45237; Carleton Bridges Maddox 215 Clinton Springs Ave Cincinnati OH 45217; Maddox Carelton B 8115 Burkhart St # B Cincinnati OH 45237. Other Interested Parties: State Of Ohio Department of Taxation Re: Judgment Lien Filed November 12, 2013, In CJ 13-021355 5) Hamilton County Cl 150 East Gay St, 21st Fl Columbus, OH 43215; Hamilton County Clerk Of Courts Re: A Judgment Lien Filed February 1, 2024, In CJ 24-3341 1000 Main Street Cincinnati OH 45202.

3740 Edgar St - Book-Plat-Parcel 0158-0062-0087.

Last Known Owner(s) of Record: Latham Brian 3740 Edgar St Cincinnati OH 45204; Vallaire Michael 3740 Edgar St Cincinnati OH 45204. Other Interested Parties: None.

1675 State Av - Book-Plat-Parcel 0168-0002-0084.

Last Known Owner(s) of Record: Cornett Kay 1675 State Ave Cincinnati OH 45204-1805.

Other Interested Parties: City Of Cincinnati Re: Lead Hazard Control Order Referenced In Affidavit Filed June 28, 2023, In Or 801 Plum St, Suite 214 Cincinnati, OH 45202.

1958 State Av - Book-Plat-Parcel 0169-0004-0034.

Last Known Owner(s) of Record: Folzenlogen Peter 3239 Epworth Ave Cincinnati OH 45211;

Folzenlogen Peter 15 Brandywine Dr Cincinnati OH 45246; Peter Folzenlogen 8310 Coppernail Way West Chester OH, 45069. Other Interested Parties: None.