

For City Bulletin Publications January 21 and January 28.

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 January 31, 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.conservatpr@cincinnati-OH.gov or 513-352-4848 within seven days of the publication of this notice.

1718 Republic St - Book-Plat-Parcel 0094-0008-0233.

Last Known Owner(s) of Record: JH Legacy Properties LLC 456 Loren Ln Fairfield OH 45011. Other Interested Parties: Joe Hendrix Sr 456 Loren Lane Fairfield, OH 45011; Bruce K Gilster 119 E Court St Unit 413 Cincinnati, OH 45202.

1716 Republic St - Book-Plat-Parcel 0094-0008-0232.

Last Known Owner(s) of Record: J H Legacy Properties LLC 456 Loren Ln Hamilton OH 45011. Other Interested Parties: Joe Hendrix 456 Loren Lane Fairfield, OH 45011; Bruce K Gilster 119 E Court St Unit 413 Cincinnati, OH 45202.

1720 Republic St - Book-Plat-Parcel 0094-0008-0234.

Last Known Owner(s) of Record: J H Legacy Properties LLC 456 Loren Ln Hamilton OH 45011. Other Interested Parties: Joe Hendrix 456 Loren Lane Fairfield, OH 45011; Bruce K Gilster 119 E Court St Unit 413 Cincinnati, OH 45202.

1237 Lincoln Av - Book-Plat-Parcel 0061-0002-0129.

Last Known Owner(s) of Record: 327 Real Estate Holdings LLC 1237 Lincoln Ave Cincinnati OH 45206; ZD Properties and Investments LLC Co YO Hance Seifu 2914 Seminole St Cincinnati OH 45219; ZD Properties And Investments LLC 2914 Seminole St Cincinnati OH 45219; Zufan Damene 4620 Chalet Drive Cincinnati, OH 45217. Other Interested Parties: Joe Hand Promotions, Inc Re: Judgment Lien In CJ 24-08944 Filed April 8, 2024 407 E Pennsylvania Rd Feasterville, PA, 19053; Hamilton County Clerk Of Courts Re: Judgment Lien In CJ 24-11084 Filed May 7, 2024 1000 Main St Cincinnati, OH, 45202; Eric Philpot 5896 Argus Ave Cincinnati Ohio 45250; City Of Cincinnati Re: Judgment Liens In CJ 19-09045 Filed June 27, 2019 801 Plum St, Room 214 Cincinnati, OH, 45202; Caleb Seifu 4620 Chalet Dr. Cincinnati Ohio 45217.

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, 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.

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.

1789 Baltimore Av - Book-Plat-Parcel 0202-0042-0174.

Last Known Owner(s) of Record: St Elizabeth Baptist Church 1789 Baltimore Ave Cincinnati OH 45225. Other Interested Parties: None.