

For City Bulletin Publications October 17 and October 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 October 27, 2023 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.

1902 Queen City Av - Book-Plat-Parcel 0203-0026-0103.

Last Known Owner(s) of Record: Vancleave Joel 1911 Montrose Ave Cincinnati OH 45214; Vancleave Joel 1758 Independence Rd Independence Ky 41051. Other Interested Parties: None.

4397 Eastern Av - Book-Plat-Parcel 0024-0003-0149.

Last Known Owner(s) of Record: Montgomery Real Estate Investment LLC 8522 Holiday Hills Dr Cincinnati OH 45225. Other Interested Parties: None.

1964 Westwood Northern Blvd - Book-Plat-Parcel 0201-0041-0095.

Last Known Owner(s) of Record: 1956 Westwood Realty LLC 2160 Karla Dr Ste 2 Cincinnati OH 45211. Other Interested Parties: Toorak Capital Partners, LLC, A De Limited Liability Co Re: A Mortgage In Or Book 14595 Page 3314, An Assignment Of Rents & Leases In Or 15 Maple St Summit, NJ, 07901; High Rock Pest Control LLC, An Ohio Limited Liability Co Re: Mechanic's Lien In Or Book 15005 Page 1128, Filed September 21, 2023 6780 Meadow Ridge Cincinnati, OH 45237; 1956 Westwood Realty LLC National Registered Agents, Inc. 4400 Easton Commons Way - Suite 125 Columbus OH 43219.

3742 Bonfield Dr - Book-Plat-Parcel 0216-0039-0131.

Last Known Owner(s) of Record: Ebi Bashir Azami 3742 Bonfield Dr Cincinnati, OH 45220; Ebi Bashir Azami 407 Pershing Ave Cincinnati OH 45215; Fatemeh Banan 407 Pershing Ave Cincinnati, OH 45215. Other Interested Parties: None.

2271 Schoedinger Av - Book-Plat-Parcel 0205-0020-0061.

Last Known Owner(s) of Record: T B F C T LLC c/o Cecil Trimble 6722 Merwin Ave Cincinnati OH 45227-3116; T B F Ct LLC c/o Cecil Trimble 9435 Waterstone Suite 140 Cincinnati OH 45249; T B F Ct LLC 9435 Waterstone Cincinnati OH 45249. Other Interested Parties: Treasurer Of Hamilton County Re: Tax Foreclosure Case #A20-3451 With Complaint Filed September 30, 2020, Fore 138 E Court St, Room 402 Cincinnati, OH, 45202; State Of Ohio- Tax Commission, Re: Judgment Lien In CJ 17-15185 Filed August 17, 2017 150 E Gay St, 21st Floor Columbus, OH 43215; State Of Ohio- Bureau of Workers Comp Re: Liens In Or Book 13844 Page 410 Filed January 30, 2019, Or Book 14088 Page 1 150 E Gay St, 21st Floor Columbus, OH 43215; State Of Ohio, By And Through The Hamilton County Auditor Re: Entry Of Land Forfeiture In Case # A20-3451 138 E Court St Cincinnati OH, 45202; City Of Cincinnati Re: Judgment Liens In CJ 19-15876 Filed October 8, 2019, And CJ 21-27673 Filed 801 Plum St Cincinnati, OH 45202.

1931 Northcutt Av - Book-Plat-Parcel 0119-0001-0147.

Last Known Owner(s) of Record: Grady Lamar 1931 Northcutt Ave Cincinnati, OH 45237; Lamar Grady 1931 Northcutt Ave Cincinnati OH 45237-6027. Other Interested Parties: None.

4349 Normandy Av - Book-Plat-Parcel 0037-0001-0137.

Last Known Owner(s) of Record: Serenity Homes Inc of Ohio Attn Cara McNeal 7896 Bobolink Dr Cincinnati OH 45224; Serenity Homes Inc Of Ohio P.O. Box 371017 Cincinnati OH 45222; Serenity Homes Inc Of Ohio C/O Agent Cara McNeal Dba Serenity Homes Inc Of Ohio 7969 Cincinnati-Dayton Rd Ste F West Chester OH 45069; Serenity Homes Inc of Ohio 2260 Rice St Cincinnati OH 45219. Other Interested Parties: None.