

For City Bulletin Publications November 11 and November 18.

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 November 21, 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.

303 Forest Av - Book-Plat-Parcel 0216-0043-0031.

Last Known Owner(s) of Record: Hunter Tracie Po Box 11007 Cincinnati, OH 45211; Hunter Tracie 303 Forest Ave Cincinnati OH 45229; Tracie Hunter 3001 Hackberry Rd, Irving, Tx 75063-0156; Tracie Hunter Po Box 32325 Cincinnati OH 45232-0325. Other Interested Parties: U.S. Bank National Association As Trustee For Rasc2005ks4 Re: Mort Rec 3-16-2005 In Or Book 9884/1026, And Assignment Record 1100 Virginia Drive P.O. Box 8300 Fort Washington, Pa 19034; State Of Ohio Department Of Taxation Re: Judgement Liens In CJ14008849, Filed June 25, 2014, And CJ23032019, Filed No 150 Gay St, 21st Fl Columbus, Ohio 43215; Hamilton County Clerk Of Courts Re: Lien In CJ16018442, Filed November 21, 2016 1000 Main St. Cincinnati, OH 45202; Eagle Financial Services Inc. Re: Judgement Lien In CJ21033266, Filed November 22, 2021 7791 Dixie Hwy, Ste B Florence, Ky 41042; Anthony Overton 302 Rockdale Ave Cincinnati OH 45229.

29 Peete St - Book-Plat-Parcel 0094-0005-0102.

Last Known Owner(s) of Record: Vine Street Legends VNB II, LLC C/O Agent Stacy Walton, Management & Beyond 24 E University Avenue, Ofc Cincinnati OH 45219; Vine Street Legends VNB II, LLC C/O Agent 4588 LLC 2100 Auburn Ave Cincinnati OH 45219-2907; Vine Street Legends VNB II, LLC C/O Agent Peter Gizunterman, 4588 LLC 24 E University Avenue Ofc Cincinnati OH 45219; Vine Street Legends VNB II, LLC C/O Shawna Ward 1022 Cambridge Road Dayton OH 45458; Vine Street Legends VNB II LLC 24 E University Ave #Ofc Cincinnati OH 45219. Other Interested Parties: City Of Cincinnati Re: Hamilton County Common Pleas Court Cases #A24-04574 And #A25-00025 (Both Con 801 Plum St, Room 214 Cincinnati, OH, 45202.

31 Peete St - Book-Plat-Parcel 0094-0005-0103.

Last Known Owner(s) of Record: Vine Street Legends VNB II, LLC C/O Agent Stacy Walton, Management & Beyond 24 E University Avenue, Ofc Cincinnati OH 45219; Vine Street

Legends VNB II, LLC C/O Agent 4588 LLC 2100 Auburn Ave Cincinnati OH 45219-2907; Vine Street Legends VNB II, LLC C/O Agent Peter Gizunterman, 4588 LLC 24 E University Avenue Ofc Cincinnati OH 45219; Vine Street Legends VNB II, LLC C/O Shawna Ward 1022 Cambridge Road Dayton OH 45458; Vine Street Legends VNB II LLC 24 E University Ave #Ofc Cincinnati OH 45219. Other Interested Parties: SCC, RE Court Vine Lender LLC, An OH LLC, C/O SCC Fund Management LLC, Re: Mortgage In Or Book 15004 Page 1010, Assignment Of Leases And Rents In Or Bo 287 Park Av South New York Ny, 10010; City Of Cincinnati Re: Hamilton County Common Pleas Court Cases #A24-04574 And #A25-00025 (Both Con 801 Plum St, Room 214 Cincinnati, OH, 45202).

1708 Harrison Av - Book-Plat-Parcel 0203-0029-0075.

Last Known Owner(s) of Record: Yair Lurye LLC C/O Avi Ohad Po Box 62007 Cincinnati OH 45262; Yair Lurye LLC 2712 Erie Ave Cincinnati OH 45208. Other Interested Parties: None.

456 W McMicken Av - Book-Plat-Parcel 0096-0003-0040.

Last Known Owner(s) of Record: American Dream and Community Reinvestment Foundation Re: Receiver Appointed in Public Nuisance Case #A19-5074, By Entry Filed June 18 6288 Euclid Rd Cincinnati, OH 45236; Soliman Ahmed 10040 18th St Suite 6 #334919 Saint Petersburg Fl 33716. Other Interested Parties: Hamilton County Treasurer Re: Foreclosure Decree in Tax Foreclosure Case #A2103267 Filed August 17, 2022, 138 E Court St, #402 Cincinnati, OH 45202; American Dream and Community Reinvestment Foundation Re: 6288 Euclid Rd 6288 Euclid Rd Cincinnati, OH 45236.

1648 Quebec Rd - Book-Plat-Parcel 0204-0014-0091.

Last Known Owner(s) of Record: Koehler Marjorie B 1648 Quebec Rd Cincinnati OH 45205-1202; Marjorie B Koehler 1927 Chase Ave Cincinnati, OH 45223-1917. Other Interested Parties: Sharon E Koehler 1927 Chase Av Cincinnati OH 45223-1917.

1708 State Av - Book-Plat-Parcel 0168-0002-0104.

Last Known Owner(s) of Record: Dochfel Homes OH LLC Registered Agent Inc 6545 Market Ave North Ste 100 North Canton OH 44721; Dochfel Homes OH LLC 16234 San Jacinto Cir Santa Ana Ca 92708. Other Interested Parties: None.

1528 Beech Av - Book-Plat-Parcel 0204-0017-0074.

Last Known Owner(s) of Record: Pennekamp Donald J 1528 Beech Ave Cincinnati OH 45205. Other Interested Parties: Hamilton County Child Support Enforcement Agency, Re: A Child Support Case Filed February 11, 2009 In Or Book 11063 Page 459 222 E Central Pkw Cincinnati, OH 45202.