

ABSOLUTE Auction

Commercial Buildings and 6.5 +/- Acres

Friday, June 13th, 2025 at 1:30PM
1047 & 1049 Hwy 127 Frankfort, Ky
Preview Date: Thursday, June 5th from 11:00 a.m. to 3:00 p.m.

Approximately 6.5 acres with 80,000± sq ft main building plus additional office building divided into 5 units. Located on Hwy 127 in the heart of Frankfort, KY. Rare investment and redevelopment opportunity with high visibility and endless potential!

For additional information contact the auctioneers at 606-679-2212.

Matt Ford
Auctioneer

Ford Brothers Inc. Auctioneers
www.fordbrothersinc.com • 606-679-2212 • 800-526-9430

Weichert REALTORS
ABG

MarkNet
NAA Auctioneer

COLDWELL BANKER
PREFERRED REALTY, INC.
310 Ann St., Suite 100, Frankfort, KY 40601
502-227-2275

Lori Adkinson
Principal Broker/Owner
502-320-9618

Shana Moore
859-351-1901

Katie Airth
502-319-6900

Donald Perry
502-803-0413

Bud Roberts
502-684-9430

We're Your Hometown Real Estate Company!
Call us for all your Real Estate Needs!

NEW LISTINGS:

229 Old Station Rd. (Augusta)
 Ranch with Open Concept for easy entertaining has Foyer, Great Room w/Stone Gas Log Fireplace, Kitchen w/Granite Countertops, Gas Stove, Dishwasher, Refrigerator, Microwave, Breakfast Bar, open to Dining Area, 4 Bedrooms, 2 Full Baths, Laundry Room w/Washer & Dryer, 2-Car Garage, Screened Porch & Patio. A Must See! Owner is a licensed Realtor. Call Bud. **\$409,000.**

115 Bridge Street (Downtown)
 This building is located in the heart of downtown and has many possible uses. Currently upstairs is a residential renting for \$900/month. Downstairs tenant is a Retro Game Shop renting for \$1,400/month. The bottom floor could be retail, professional office or even converted to a short-term (AirBnB) rental. The possibilities are abundant. You have an idea for downtown? This could be your answer! Call Donald. **\$250,000.**

113-127 Brighton Park Blvd.
 Commercial building with 12,000 sq. ft. Great opportunity for a restaurant, large retail space, or to divide into 7 individual spaces. Current use is a furniture store and hair salon that is currently vacant. Previously a restaurant was in place so commercial kitchen amenities are present. Great location. Convenient to Lexington and Louisville. 56 parking spaces. Two of HVAC units replaced in 2021. Drive-through approval on far end of building. High traffic area. Owner/Agent. Call Katie. **\$1,800,000.**

FOR LEASE:
2225 Lawrenceburg Rd., Bldg. A (West Frankfort)
 Brick 2-story office building. 1,600 sq.ft. units, close to interstate, lots of parking. Call Lori.

Governor Andy Beshear, can I physically protect myself from being verbally abused by an inspector?

Governor Beshear, can you please help me?
Contact me at: leakyhandle23@yahoo.com

Frankfort
502.223.1600
1105 Louisville Road
Brent Simpson, Broker

CENTURY 21.
Simpson & Associates
Serving Central Kentucky for more than 30 years
Each office is independently owned and operated.

Lexington
859.455.3321
1818 Versailles Road
CENTURY21Simpson.com

Brent Simpson
320-4076

Jerry & Gail Simpson
319-0108

Giovanna Barnes
330-4940

Beth Brock
(859) 333-4092

CJ Chapman
229-3810

Sean Crocker
682-4061

David Dooley
(859) 797-3524

Zack Edwards
517-1704

Bonnie Fint
319-1541

LeeAnne Graham
330-3420

Russ Greenwell
803-1031

Jordan Hall
320-4915

Jerry Harris
226-8216

Brandon Hockensmith
319-0283

Irma Johnson
545-3423

Angela Lewis
(859) 361-0342

Bill/Sandy Moore
545-0617

Larry Moore
545-0692

Holly Mullins
382-0414

Lisa Prather
229-2316

Martha Rice
(859) 338-2363

Shanda Stone
352-5678

NEW LISTINGS

132 HARVIELAND
3 bed, 2 bath, +/- 1,216 sq. ft. on +/- 63.02 acres includes a mobile home, barn, and old farm house. Lots of wildlife for hunting. Plenty of room to build your Dream Home.
\$449,900, Bonnie

22 WHITEBRIDGE
3 bed, 1 1/2 bath, +/- 2,256 sq. ft. Nice all-brick home with formal living and dining. Kitchen has an island and all appliances. Primary bedroom has a walk-in closet. Two-car garage, fenced yard and storage building.
\$359,900, Bonnie

1156 CEDARMORE ROAD (BAGDAD)
4 bed, 1 bath, +/- 1,731 sq. ft. on 25.0 acres This two-story home has been recently updated with modern amenities. Special features include spectacular views and three ponds. Ideal for cattle or horses.
\$515,000, Larry

411 WEST FOURTH STREET
4 bed, 2 bath, +/- 2,416 Located within walking distance to Second Street Elementary/Middle and Frankfort High School. Features include large rooms, potential first floor bedroom, high ceilings and hardwood flooring. This spacious home is ready for your touch.
\$179,900, Brent

204 BELLWOOD COURT
3 bed, 2 1/2 bath, +/- 2,231 sq. ft. Hardwood flooring throughout most of the main level. Walkout basement features a family room, laundry room and half bath. The storage room and oversized two-car garage offer 1,000 sq. ft. for your vehicles, hobbies and storage.
\$299,000, Zack/Brent

1204 MEADOW BROOK DRIVE (LAWRENCEBURG)
4 bed, 3 bath, +/- 2,567 sq. ft. One-level home sitting on an acre lot in a great location. Expansive kitchen with granite countertops, tile floors, coffee/wine bar, and an enormous walk-in pantry. Attached 2-car garage has an EV charging port. The unfinished basement is ready for your touch.
\$495,000, Jordan

IMPROVED PRICES

306 WAPPING STREET (COMMERCIAL)
+/- 4,469 sq. ft. Offering a seamless blend of historic character and modern functionality, this property is the perfect venue for corporate functions, weddings, retirement celebrations, birthday parties, and every gathering in between!
\$799,000, Russ/Brent

108 LINDEN AVENUE
3 bed, 1 1/2 bath, +/- 1,412 sq. ft. This two-story home is full of character and potential - from tall ceilings and architectural charm, to a spacious backyard with room to grow. Perfect opportunity for an investment or to make it your own!
\$201,000, David

312 CONWAY STREET (MULTI-HOUSING)
5 bed, 2-1/2 bath, +/- 2,030 sq. ft. Duplex and adjoining lot, deeded separately, conveniently located in downtown Frankfort. Upstairs duplex has been completely remodeled and move-in ready!
\$299,900, Sandy

328 RUNYON ROAD (HARRODSBURG)
3 bed, 2 bath, +/- 1,985 sq. ft. All brick ranch home that includes a full, walk-out basement and 2 fireplaces. Completely remodeled. Special features include hardwood floors, granite countertops, new fixtures and more!
\$249,900, CJ

114 BRIDGE STREET (COMMERCIAL)
+/- 1,260 sq. ft. Former White Light Diner located close to Second Street School, YES Arts, City Hall and the Public Safety Building. Zoned for retail businesses or restaurants. Outdoor patio is included.
\$119,900, Brent

Kentucky

We Buy Houses for Cash AS IS! No repairs. No fuss. Any condition. Easy three step process: Call, get cash offer and get paid. Get your fair cash offer today by calling Liz Buys Houses: 1-888-287-5615

CABLE/UTILITIES
 DIRECTV OVER INTERNET - Get your favorite live TV, sports and local channels. 99% signal reliability! CHOICE Package, \$84.99/mo for 12 months. HBO Max and Premium Channels included for 3 mos (w/CHOICE Package or higher.) No annual contract, no hidden fees! Some restrictions apply. Call IVS 1-888-340-6138

AFFORDABLE TV & INTERNET. If you are overpaying for your service, call now for a free quote and see how much you can save! 1-833-640-8106

Get DISH Satellite TV + Internet! Free Install. Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-855-633-4574

DIRECTV- All your entertainment. Nothing on your roof! Sign up for Directv and get your first three months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/mo. Some restrictions apply. Call DIRECTV 1-866-292-5435

CELLULAR
 Get Boost Infinite! Unlimited Talk, Text and Data For Just \$25/mo! The Power Of 3 5G Networks, One Low Price! Call Today and Get The Latest iPhone Every Year On Us! 855-841-2894

Consumer Cellular - the same reliable, nationwide coverage as the largest carriers. No long-term contract, no hidden fees and activation is free. All plans feature unlimited talk and text, starting at just \$20/month. For more information, call 1-833-353-2982

DEBT HELP
 Inflation is at 40year highs. Interest rates are way up. Credit Cards. Medical Bills. Car Loans. Do you have \$10k or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than what you owe! FREE quote: Call 1-844-262-5602

DONATIONS (VEHICLES)
 Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-833-984-2146 today!

GOT AN UNWANTED CAR???
 DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-833-485-3141.

Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-877-581-3053 today!

FOOD SERVICES
 When you want the best, you want Omaha Steaks! 100%

PUBLIC NOTICE

NOTICE TO CREDITORS

Notice is hereby given that the following settlements have been filed in the office of the Franklin District Judges, Kathy Mangeot and Chris Olds. If no exceptions are filed these settlements will receive final approval approximately ten days from the date of this advertisement. KRS 395.625

Final settlement was filed in the estate of Wayne Forester Perry, 3258 St. Johns Rd., Frankfort, KY 40601 by Billy Joe Perry and Allen Wayne Perry. 24-P-293.

Kentucky

guaranteed and delivered to your door! Our Butcher's Deluxe Package makes a great gift and comes with 8 FREE Burgers ONLY \$99.99. Call 1-877-395-9131 and mention code 77318CZL or visit www.omahasteaks.com/Deluxe9671

Omaha Steaks Wines. 12 world class wines (and bonus gifts) for ONLY \$79.99 (plus s/h.) Save \$160! 12 new wine selections plus a FREE \$25 Omaha Steaks E-reward card every three months. Cancel anytime. 100% guarantee! Call 1-844-740-5945 and mention code AGJF002 or visit www.GetOSWine.com/sip169

HEALTH
 Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 888-982-0374

Stroke and Cardiovascular disease are leading causes of death, according to the American Heart Association. Screenings can provide peace of mind or early detection! Contact Life Line Screening to schedule your screening. Special offer - 5 screenings for just \$149. Call 1-877-465-1309

HOME IMPROVEMENT
 SunSetter. America's Number One Awning! Instant shade at the touch of a button. Transform your deck or patio into an outdoor oasis. Up to 10-year limited warranty. Call now and SAVE \$350 today! 1-866-348-8793

NEED NEW WINDOWS?
 Drafty rooms? Chipped or damaged frames? Need outside noise reduction? New, energy efficient windows may be the answer! Call for a consultation & FREE quote today. 1-833-890-2083. You will be asked for the zip code of the property when connecting.

Replace your roof with the best looking and longest lasting material - steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer - up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-888-306-0302

WARNING: Your home may need new Siding, Windows or Roofs. SAVE MONEY before the hurricane drives prices back up and its to late. Huge Discounts & Financing available. 800-350-0591 to learn more.

HOME SERVICES
 Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-844-688-8576 today to schedule a free quote. It's not just a generator. It's a power move.

INSURANCE SERVICES
 Up to \$15,000.00 of GUARANTEED Life Insurance! No medical exam or health questions. Cash to help pay funeral and other final expenses. Call Physicians Life Insurance Company- 844-950-2448 or visit www.Life55plus.info/kypress

Kentucky

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-855-900-7392 www.dental50plus.com/26 #6258

INTERNET OFFERS
 Choose EarthLink Fiber Internet for speeds up to 5 Gigs, no data caps, no throttling. Prices starting at \$54.95. Plus, a \$100 gift card when you make the switch. Call 1-833-974-4780

MUSICAL INSTRUMENTS
 We Buy Vintage Guitar's! Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg. And Gibson Mandolins / Banjos. These brands only! Call for a quote: 1-833-641-7011

SECURITY
 HOME BREAK-INS take less than 60 SECONDS. Don't wait! Protect your family, your home, your assets NOW for as little as 70¢ a day! Call 1-833-360-5407

SOCIAL SECURITY
 YOU MAY QUALIFY for disability benefits if you are between 52-63 years old and under a doctor's care for a health condition that prevents you from working for a year or more. Call now! 1-833-641-6772

WATCHES
 CASH PAID FOR HIGH-END MEN'S SPORT WATCHES. Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner and Speedmaster. These brands only! Call for a quote: 1-833-641-6058

WRITERS WANTED
 Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution Call for Your Free Author's Guide 1-855-209-2951 or visit dorranceinfo.com/Kentucky

Raise your hand if you want your business to make LESS money next year.

We didn't think you would. Do you need to successfully market on a tight budget? Franklin County Classifieds has customizable programs available to fit any budget.

DON'T WAIT!
 Call TODAY
 502-871-4559

PUBLIC NOTICE

Mechanic's Lien Notice

Year: 2017
Make/Model: Ford Explorer
VIN: 1FM5K8DH5HGC36303
Owner: Moran Acosta, Maria
Lienholder: Credit Acceptance

ABR Construction Inc., is hiring full-time laborers in Nicholasville, KY. Duties: using tools to cut and measure materials, remove debris, and help other labors. Daily travel to work sites in KY.

Send resume to Edgar Mercado: emercado@abrconstruction.com

SUDOKU ANSWERS

4	7	3	5	6	8	1	9	2
1	9	5	2	3	7	4	8	6
6	8	2	4	1	9	7	3	5
2	6	4	1	9	3	5	7	8
9	3	8	7	4	5	6	2	1
5	1	7	8	2	6	9	4	3
7	4	1	3	5	2	8	6	9
8	2	9	6	7	1	3	5	4
3	5	6	9	8	4	2	1	7

Nominations Are Open!
CENTURY 21
 Simpson & Associates

SERVICES (Category)
 -Favorite Real Estate Agency

SHOPPING (Category)
 -Favorite Family-Owned Business

OUT & ABOUT (Category)
 -Favorite Business
 -Favorite Place to Work