



**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:**

**1911 Lancaster Rd. (Richmond)**  
 Gorgeous home has historical charm & unique horse paddock with stable. Large rooms & tall ceilings. 2.44+- Acres with frontage facing Lancaster Rd. Situated as the cornerstone at the entrance of King's Gate Neighborhood. This gem features a first floor primary suite & 4 additional bedrooms, 2-1/2 bathrooms, formal dining room, great room w/beams, kitchen w/breakfast nook, two staircases. A Must See! Call Shana. **\$599,900.**

**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.

**View Our Listings at: [www.coldwellbanker.com](http://www.coldwellbanker.com)**

**Kentucky**

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

**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**  
 DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental

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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 Guitars! 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 have are between 52-63 years old and under a doctor's care

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for a health condition that prevents you from working for a year or more. Call now! 1-833-641-6772

**TIME SHARE/FINANCIAL**  
 Wesley Financial Group, LLC Timeshare Cancellation Experts Over \$50,000,000 in timeshare debt and fees cancelled in 2019. Get free informational package and learn how to get rid of your timeshare! Free consultations. Over 450 positive reviews. Call 855-977-4979

**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

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**PUBLIC NOTICE**

**MASTER COMMISSIONER'S SALES**

In order to comply with the orders of the Franklin Circuit Court, the Master Commissioner will sell the properties described in the following actions on Monday, August 25, 2025, at 11:30 am at the temporary location of the Franklin County Courthouse located in the Administrative Office of the Courts office at 1001 Vandalay Drive, Frankfort, Kentucky. The properties shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the actions, and upon the following terms and conditions (unless otherwise indicated):

- (1) At the time of the sale, the successful bidder shall either pay cash or make a deposit of ten percent (10%) of the purchase price, with the balance on credit for thirty (30) days. In the event the successful bidder elects to credit the balance, he or she will be required to post bond and furnish surety acceptable to the Master Commissioner. The bond shall be for the unpaid purchase price and bear interest at the rate the judgment bears until paid in full.
- (2) The purchaser shall be required to assume and pay all taxes and/or assessments upon the property for the current tax year (the amount due through December 31, 2025) and all subsequent years. All other delinquent taxes or assessments upon the property for prior years shall be paid from the sale proceeds if proclaimed in writing and filed of record by the purchaser within ten (10) days from the date of sale.
- (3) Easements, restrictions, stipulations and agreements of record in the Franklin County Court Clerk's Office. Assessments for public improvements levied against the property, any facts which an inspection and accurate survey of the property may disclose and any and all planning and zoning regulations imposed upon the subject property.
- (4) Where the real estate has insurable improvements, the successful bidder shall, at his or her own expense, carry fire and extended coverage insurance on said improvements from the date of sale until the purchase price is fully paid, to the extent of the Court appraised value of said improvements or the unpaid balance of the purchase price, whichever is less, at a minimum, with a loss clause payable to the Master Commissioner or the appropriate Plaintiff. Failure of the successful bidder to effect such insurance shall not affect the validity of the sale or the successful bidder's liability thereunder, but shall entitle, but not require, the Plaintiff to effect said insurance and furnish policy or evidence thereof to the Master Commissioner, if he so desires, and the premium thereon or the property portion thereof shall be charged to the successful bidder as the successful bidder's cost.
- (5) The property shall otherwise be sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances thereon, excepting any right of redemption as may exist in favor of the United States of America or the Defendant(s).

- SALE 1: 3802 St Johns Road - Parcel No. 020-00-00-020.00** (Deed Book 566, Page 373) **Civil Action No. 22-CI-00112** - Josh Davidson v KY Lien Holdings, LLC, v Virginia Frances Ringer, et al, to raise the sum of **\$9,548.26** together with interest, charges and costs
- SALE 2: 114 Turnberry Drive - Parcel No. 074-42-05-048.00** (Lot 23, Turnberry Village - Deed Book 495, Page 776) **Civil Action No. 22-CI-00429** - Deutsche Bank National Trust Company as Trustee, v Lonnie E. Shelton, et al, to raise the sum of **\$159,511.06** together with interest, charges and costs
- SALE 3: 340 Village Drive - Parcel No. 095-40-08-021.00** (Lot 60, The Village at Duckers Lake, Phase II - Deed Book 477, Page 827) **Civil Action No. 23-CI-00683** - U.S. Bank Trust v Sigga Jagne, et al, to raise the sum of **\$233,628.86** together with interest, charges and costs
- SALE 4: 802 Hoge Avenue - Parcel No. 061-43-01-001.00** (Deed Book 575, Page 431) **Civil Action No. 24-CI-01007** - Kentucky Tax Bill Servicing, Inc., v RTLF-KY, LLC, v Maurice L Spaulding, et al, to raise the sum of **\$8,439.92** together with interest, charges and costs
- SALE 5: 602 S Lime Street - Parcel No. 074-21-05-014.00** (Lots 22 and 23, Block D, Hoge-Montgomery Subdivision- Deed Book 106, Page 209) **Civil Action No. 24-CI-01067** - Tax Brake KY, LLC, v Jeffrey Randolph Bradshaw, et al, to raise the sum of **\$2,050.63** together with interest, charges and costs
- SALE 6: 8 Ashmore Drive - Parcel No. 061-44-07-013.00** (Lot 16, Block 2, Montrose Park - Deed Book 501, Page 570) **Civil Action No. 25-CI-00190** - Nationstar Mortgage LLC v Camille Horton, et al, to raise the sum of **\$125,623.01** together with interest, charges and costs
- SALE 7: 937 Fifth Avenue - Parcel No. 074-11-04-021.00** (Lots 46 and 47, Block H, Henry Park Subdivision - Deed Book 623, Page 402) **Civil Action No. 25-CI-00294** - Kentucky Housing Corporation v Brianna D Miller, to raise the sum of **\$113,696.86** together with interest, charges and costs

FURTHER INFORMATION REGARDING THESE SALES AND OTHER UPCOMING SALES, AS WELL AS PAST SALES, CAN BE FOUND AT [www.franklincomc.com](http://www.franklincomc.com). PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REFER TO THAT WEBSITE FOR ANSWERS TO THEIR QUESTIONS.

Charles E Jones  
 Master Commissioner  
 Franklin Circuit Court  
 315 High Street  
 Frankfort, KY 40601  
 (502) 875-8808

**PUBLIC NOTICE**

**NOTICE TO CREDITORS**

Administration has been granted by the Franklin District Judges, Kathy Mangeot and Chris Olds, upon the following estates:

In the estate of Elmer David Lancaster, 165 Donna Dr., Frankfort KY 40601. Ronald Sebree qualified as executor on 7/28/25. All persons having claims against the aforementioned estate are hereby notified to present them to attorney: Kevin P. Fox, 114 West Clinton St., Frankfort KY 40601. No later than 1/28/26. 25-P-253.

In the estate of David Crutcher Gaines, 51 Herman Smither Rd., Frankfort KY 40601. Tyler Gaines and Nicholas Gaines qualified as co-administrators on 8/6/25. All persons having claims against the aforementioned estate are hereby notified to present them to attorney: Michael L. Hawkins, PO Box 595., Frankfort KY 40602. No later than 2/6/26. 25-P-303.

In the estate of Kelsie Lafferty, 998 Duckers Rd. Midway, KY 40347. Jenny Lafferty qualified as executrix on 8/11/25. All persons having claims against the aforementioned estate are hereby notified to present them to attorney: Michael L. Hawkins PO Box 595, Frankfort KY 40602. No later than 2/11/26. 25-P-305.

In the estate of Iris Jane Winkler, 102 Leonardwood Dr., Apt. 140, Frankfort KY 40601. Gayla Young qualified as executrix on 8/7/25. All persons having claims against the aforementioned estate are hereby notified to present them to attorney: W. Eric Branco, 326 West Main St., Frankfort KY 40601. No later than 2/7/26. 25-P-268.

In the estate of Monica Lee Waiters, 501 Schenkel Lane Apt. 302., Frankfort KY 40601. Annette Waiters qualified as administrator on 8/7/25. All persons having claims against the aforementioned estate are hereby notified to present them to attorney: Preston S. Cecil, 415 West Main St., Frankfort KY 40601. No later than 2/7/26. 25-P-302..



**Electric Line Worker IV**

The Frankfort Plant Board has an opening for a full-time **Electric Line Worker IV**. The successful candidate will assist in the construction, maintenance, and repair of overhead, underground, and transmission circuits.

Qualified applicants must have a high school education or equivalent, plus a minimum of 7 to 11 months related experience. The successful candidate must possess and maintain a valid Kentucky driver's license and acquire a Commercial Driver's License (CDL) and pole climbing training within 12 months of employment. **Must be able to respond to emergencies at all hours consistent with departmental travel time policy of 30 minutes or be willing to relocate.**

**Starting salary is \$29.19. We offer an excellent benefits package including Health, Dental, and Vision insurance and membership in the KY Retirement System.**

**QUALIFIED APPLICANTS MUST APPLY ONLINE AT WWW.FPB.CC**

*Pre-employment screenings including drug screening, criminal background check, motor vehicle report and reference check will be conducted on prospective employees prior to extension of a job offer.*

*The Frankfort Plant Board is an equal opportunity/affirmative action employer and is committed to a diverse workforce. Qualified applicants will receive consideration for employment without regard to race, color, religion, gender, national origin, age, genetics, disability or protected veteran status.*

Frankfort  
**502.223.1600**  
 1105 Louisville Road  
 Brent Simpson, Broker

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Jerry/Gail Simpson  
319-0108

Giovanna Barnes  
330-4940

Beth Brock  
(859) 333-4092

CJ Chapman  
229-3810

Sean Crocker  
682-4061

David Doolley  
(859) 797-3524

Zack Edwards  
517-1704

Bonnie Fint  
319-1541

Lee Anne Graham  
330-3420

Russ Greenwell  
603-1031

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  
322-5678

**NEW LISTINGS**

**211 KNOLLWOOD PLACE**  
 4 bed, 2 bath, +/- 1,920 sq. ft.  
 All brick home in Westgate subdivision with a fully fenced yard. Inside, you'll find spacious living areas, generously sized bedrooms, and a functional layout ideal for families or those who love to host. Move-in ready!  
 \$284,900, Lee Anne

**312 IRON DRIVE**  
 3 bed, 2 bath, +/- 1,684 sq. ft.  
 Beautifully updated home with new kitchen, bathrooms, and elegant hardwood floors throughout the main living area. Bonus lot for future projects or gardening, plus a backyard oasis featuring a relaxing pool and hot tub.  
 \$419,900, Larry

**2184 SHADRICK FERRY ROAD**  
 +/- 11.64 (AC)  
 Secluded Wooded Land with creek – Great place to build your dream home with utilities already available.  
 \$75,000, Sandy/Bill

**IMPROVED PRICES**

**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!  
 \$285,000, Sandy/Bill

**132 HARVIELAND ROAD**  
 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 or farming. Plenty of room to build your Dream Home.  
 \$435,000, Bonnie

**BACK ON THE MARKET**

**519 ANN STREET**  
 5 bed, 5-1/2 bath, +/- 7,152 sq. ft.  
 All brick historic property located downtown. Currently operating as a Bed and Breakfast, make this your personal home or use as a great business investment!  
 \$950,000, Shanda

**PUBLIC NOTICE**

**Bid # 1829**  
**FRANKFORT ELECTRIC & WATER PLANT BOARD**  
**LEGAL NOTICE**  
 Sealed bids will be received in the Office of the The Frankfort Electric & Water Plant Board, 305 Hickory Drive, Frankfort, Kentucky 40601  
**Due no later than August 27, 2025 at 2:00PM**  
**FOR**  
**Snow Removal Contract**  
 Specifications may be obtained in the Board's Office. The Board reserves the right to reject any and all bids.

**PUBLIC NOTICE**

**ORDINANCE NO. 13, 2025 SERIES**  
**AN ORDINANCE AMENDING SECTION 52.01 OF THE CITY OF FRANKFORT CODE OF ORDINANCES RELATED TO SEWER SERVICE OUTSIDE THE CITY LIMITS**  
 Summary: This ordinance amends Section 52.01 of the City of Frankfort Code of Ordinances regarding sewer service to areas outside the city limits to delete the previous requirement that the City will accept all flows from within the 201-planning area as long as capacity exists; require an application and fee of \$500.00 for all sewer extensions beyond the City limits; and establish requirements for review of each application by the Sewer Department and approval by the Board of Commissioners. This ordinance was adopted on August 11, 2025.  
 S/Chermie Maxwell  
 T/City Clerk