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**NEW LISTINGS:**

**112 Leonardwood Drive #201 (Wellington Place)**  
Beautiful 1st Floor Condo has LR, Dining Area, Kitchen w/Dishwasher, Microwave, Stove & Refrigerator, 2 Bedrooms, 2 Full Baths, Laundry Room w/Washer & Dryer, Covered Entry & Patio, Newly Painted & Ready to Move In! Condo Fee is \$350/monthly which includes Common Area Maintenance, Pool, Exercise Room, Rec. Room, Water & Sewer, Snow Removal & Trash Collection. Call Lori. **\$189,900.**

**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: 2 months FREE rent with a 3-year lease signed by end of March, 2025!**  
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)

**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 Yasmin Bittaye, 1335 Louisville Rd. H1., Frankfort KY 40601. Angelia Williams qualified as executrix on 3/10/25. All persons having claims against the aforementioned estate are hereby notified to present them to executrix: Angelia Williams, 354 Wallace Ave., Frankfort KY 40601. No later than 9/10/25. 25-P-74.

In the estate of James William Giles, 216 Briar Cliff St. Apt. 6., Frankfort KY 40601. Mary Francine Poe qualified as administratrix on 3/10/25. All persons having claims against the aforementioned estate are hereby notified to present them to administratrix: Mary Francine Poe, 216 Briar Cliff St., Apt. 14., Frankfort KY 40601. No later than 9/10/25. 25-P-68.

In the estate of Steven Shane Wise, 304 Noel Ave., Frankfort KY 40601. Jane Wise qualified as executrix on 3/10/25. All persons having claims against the aforementioned estate are hereby notified to present them to executrix: Jane Wise, 206 Reilly Rd., Frankfort KY 40601. No later than 9/10/25. 25-P-69.

In the estate of Michael David McNees, 1054 Devane Lane, Frankfort KY 40601. Larry M. McNees qualified as executor on 3/10/25. All persons having claims against the aforementioned estate are hereby notified to present them to executor: Larry M. McNees, 101 Sharon Rd., Frankfort KY 40601. No later than 9/10/25. 25-P-82.

In the estate of Larry Clinton Vanhoose, 236 Hawthorne Dr., Frankfort KY 40601. Vicki Vanhoose qualified as administratrix on 3/10/25. All persons having claims against the aforementioned estate are hereby notified to present them to administratrix: Vicki Vanhoose, 236 Hawthorne Dr., Frankfort KY 40601. No later than 9/10/25. 25-P-91.

In the estate of Clara H. Wade, 12 Regents Park Lane, Frankfort KY 40601. Shari Randle qualified as executrix on 3/10/25. All persons having claims against the aforementioned estate are hereby notified to present them to attorney: Steele Rouse, 100 United Dr. Ste. 5A, Versailles KY 40383. No later than 9/3/25. 25-P-76.

In the estate of George Anna Collins, 2363 Cardwell Lane, Frankfort KY 40601. Stephen Douglas Collins, Richard Lee Collins, and Debra Carol Collins Taylor qualified as co-executors on 3/10/25. All persons having claims against the aforementioned estate are hereby notified to present them to attorney: Stewart C. Burch, 114 Clinton St., Frankfort KY 40601. No later than 9/10/25. 25-P-81.

In the estate of Shirley Noel, 28 Timberlawn Circle., Frankfort KY 40601. Jeffrey Noel, Gregory Noel and Bradley Noel qualified as co-executors on 3/10/25. All persons having claims against the aforementioned estate are hereby notified to present them to attorney: Edwin Logan, 114 Clinton St., Frankfort KY 40601. No later than 9/10/25. 25-P-80.

In the estate of James Thomas McAnelly, 461 Stockton Rd., Frankfort KY, 40601. John R. McAnelly qualified as executor on 3/10/25. All persons having claims against the aforementioned estate are hereby notified to present them to attorney: Bryan C. Hix, 315 High St., Frankfort KY 40601. No later than 9/10/25. 25-P-85.

In the estate of Kathleen L. Patterson, 508 Poa Dr., Frankfort KY 40601. Elizabeth Lewicki and Theodore O'Connell qualified as co-administrators on 3/10/25. All persons having claims against the aforementioned estate are hereby notified to present them to attorney: Douglas C. Howard, 213 St. Clair St., Ste. 101, Frankfort KY 40601. No later than 9/10/25. 25-P-65.




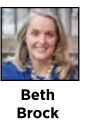









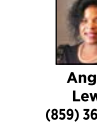
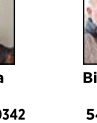


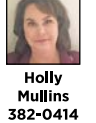
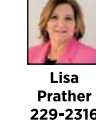

In the estate of Linda M. Dickerson, 328 Spruce Dr., Frankfort KY 40601. Julie Sipple qualified as administratrix on 3/10/24. All persons having claims against the aforementioned estate are hereby notified to present them to attorney: Moira Wingate, 212 Washington St., Frankfort KY 40601. No later than 9/10/25. 25-P-79.

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


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**NEW LISTINGS**




**1204 MEADOW BROOK DRIVE (LAWRENCEBURG)**  
4 bed, 3 bath, 2,597 sq. ft.  
Ranch home featuring an unfinished walk-out basement, granite kitchen countertops, large laundry room, and an attached 2-car garage. Great location!  
\$485,000, Jordan




**106 LINDEN AVENUE**  
3 bed, 1 bath, +/- 1,130 sq. ft.  
1-1/2 story home with a renovated kitchen and bath, unfinished basement, spacious backyard, and detached 1-car garage. Convenient location in a highly sought after neighborhood!  
\$219,900, David



**108 LINDEN AVENUE**  
3 bed, 1-1/2 bath, +/- 1,412 sq. ft.  
2-story home on a spacious lot with an unfinished basement and spacious backyard. Lots of potential to update and make this home your own. Great investment opportunity!  
\$229,000, David




**108 RANCHO COURT**  
3 bed, 2 bath, +/- 1,380 sq. ft.  
Ranch home conveniently located on Frankfort's east side. Special features include a recently updated kitchen and primary bath, a fenced-in yard, and storage shed.  
\$219,900, Jordan




**2047 BERRY HILL DRIVE**  
3 bed, 2 bath, +/- 2,022 sq. ft.  
Spacious condo complete with granite countertops, tray ceilings, top of the line flooring, and much more! Great location!  
\$439,000, Larry

**IMPROVED PRICES**



**1156 CEDARMORE DRIVE (BAGDAD)**  
4 bed, 1 bath, +/- 1,731 sq. ft., 69 acres  
Situated on a 69 acre farm, this 2-story home has been recently updated with modern amenities. Special features include three ponds. Spectacular views and ideal for cattle and horses!  
\$735,000, Larry

**FEATURED PROPERTY**



**741 SCHENKEL LANE**  
Commercial Property, +/- 3,990 sq. ft.  
Building can be separated into 4 spaces with each space having its own entrance and half bath.  
Great potential!  
\$239,000, Brent

**TRACTS 3, 4, & 5 BOHANNON ROAD (PLEASUREVILLE)**  
With 5 acres each, these plots of land offer lots of opportunities separately to build on or even combine them for a more expansive property.  
\$139,000 each, Larry

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- Gutters
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### Kentucky

**BUSINESS SPACE FOR RENT**  
Frankfort Office Space for rent: Second floor with four large office areas, restroom. Office desks furnished. Located 1/2 mile from I-64 Lawrenceburg exit 53A. Electric, water, gas, utilities and internet included. \$2,200 per month. Call Bonnie Howard, Kentucky Press Association, 502-223-8821.

**BUYING CARS**  
We buy 8,000 cars a week. Sell your old, busted or junk car with no hoops, haggles or headaches. Sell your car to Peddle. Easy three step process. Instant offer. Free pickup. Fast payment. Call 1-844-440-0399

**BUYING HOUSES**  
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

### Kentucky

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We buy 8,000 cars a week. Sell your old, busted or junk car with no hoops, haggles or headaches. Sell your car to Peddle. Easy three step process. Instant offer. Free pickup. Fast payment. Call 1-844-440-0399

**BUYING HOUSES**  
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

### Kentucky

offer today by calling Liz Buys Houses: 1-888-287-5615

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**GOT AN UNWANTED CAR???**  
DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. All 50 States. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-844-592-4235

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When you want the best, you want Omaha Steaks! 100% 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](http://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](http://www.GetOSWine.com/sip169)

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### Kentucky

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Call Erie Metal Roofs: 1-888-306-0302

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Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 20% off Entire Purchase. Plus 10% Senior & Military Discounts. Call 1-866-329-2415

Call LeafGuard and say goodbye to gutter cleaning for good. No cleaning. No leaking. No water damage. No more ladder accidents. Get LeafGuard today and be protected for life. FREE estimate. Financing available. 20% off total purchase (Restrictions may apply.) Call 1-866-850-6999

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Jacuzzi Bath Remodel can install a new, custom bath or shower in as little as one day. For a limited time, waiving ALL installation costs! (Additional terms apply. Subject to change and vary by dealer. Offer ends 3/30/25.) Call 1-866-837-5986

### Kentucky

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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.

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### Kentucky

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Replace your roof with the

### Kentucky

**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 Danny Roger Tucker, 41 Pheasant Dr., Frankfort, KY 40601 by Cheryl Lynn Yunt. 24-P-292.

Final settlement was filed in the estate of Joan M. VanHorne, 1160 Kiowa Trl., Frankfort KY 40601 by Jolene VanHorne. 24-P-64.