

ON BEHALF OF MARION COUNTY FISCAL COURT 5 BEDROOM - 2 BATHROOM HOME ZONED B-2 - GENERAL BUSINESS DISTRICT EXCELLENT INVESTMENT OPPORTUNITY! 113 E. MULBERRY STREET - LEBANON, KY 40033

THE HOME: Attention Real Estate Investors...You need to take note of this absolute auction featuring a 5 bedroom / 2 bathroom home that would make an excellent addition to your real estate portfolio! This home is conveniently located in Lebanon's downtown district & is Zoned B-2 (General Business District) which opens up a whole new world of possibilities for this property! Yes...This home would be considered a 'fixer-upper'... But it has a lot going for it including an electrical circuit breaker box, central heating & air conditioning combined with energy efficient replacement double pane windows...Plus a fenced-in backyard & much more!

It's real simple...Be the highest bidder and you bought it at this SPECIAL TWILIGHT ABSOLUTE AUCTION ON THURSDAY, JUNE 12th AT 5:30 P.M.!

TERMS & CONDITIONS: * A 10% Buyer's Premium will be added to the winning bid to determine the final sales and purchase price. * The Purchaser will pay a 20% deposit of the final sales and purchase price the day of the auction.

The balance will be due on or before July 12th, 2025. * The 2025 Real Estate Property Taxes are to be paid by the Purchaser.

INSPECTIONS: * The real estate & all improvements are being sold 'AS IS' with no warranties, guarantees, or assumptions of liability, including environmental hazards. All inspections are invited & encouraged. For any inspections of this property, please call The Lancaster Agency, Inc. at (270) 692-6748, or Charles Lancaster, Jr. at (270) 692-7270. **NOTE:** This home was built prior to 1978 and may have the potential for lead based paint. Lead based paint inspection, and any other inspections desired by prospective purchasers, must be completed prior to the auction.

ANNOUNCEMENTS MADE THE DAY OF THE AUCTION SUPERSEDE ANY AND ALL PRIOR ANNOUNCEMENTS, DOCUMENTATION, BROCHURES, SIGNS, ADVERTISING, OR STATEMENTS, WHETHER ORAL, WRITTEN, OR OTHERWISE, REGARDLESS OF WHO MADE THEM OR WHEN THEY WERE MADE. CHARLES E. LANCASTER, JR. - PRINCIPAL BROKER / AUCTIONEER CHARLES E. LANCASTER, JR. - AUCTIONEER IRVIN ABELL - APPRENTICE AUCTIONEER TREY ABELL - APPRENTICE AUCTIONEER



BREGI

HOURS and CONTACT INFORMATION

Stay connected to your community and support local journalism!



CONTACT INFORMATION FOR

The Lebanon Enterprise

www.lebanon enterprise.com MARION COUNTY, KY

Circulation Newspaper Subscriptions and Delivery 270-692-6026 Ext. 2

News Letters to the Editor, Sports, Birth and Wedding announcements, Obituaries, Community announcements 270-887-3242

Classifieds Advertising Yard Sales, Employment, Legal Notices, In Memory, Personal 859-336-5905 (Alice)

Lebanon Enterprise Advertising Newspaper Print 859-336-5905 (Alice)

Office Hours by Appointment Only Starting 2/1/2023

Register for lab work: Monday, May 5th through Monday, June 6th! Two easy ways to register for lab work

I) CALL 270-283-5527 M-F 9AM-3PM 2) VISIT WWW.TRHOSP.ORG AND CLICK THE 2024 HEALTH FAIR TAB AND CLICK LAB REGISTRATION AND FILL OUT THE SHORT VIRTUAL FORM

<u>HEALTH FAIR</u>

Taylor Regional Hospital
7:30AM-11:00AM
JUNE 14TH
TC INTERMEDIATE SCHOOL

2025 Taylor Regional Hospital Community Health Fair

LAB REGISTRATION IS NOW LIVE!

For just \$15, you'll get:

• Complete Blood Count (CBC)

- Comprehensive Metabolic Panel (CMP)
 - Thyroid Stimulating Hormone (TSH)
- Coronary Risk Profile (cholesterol+ more!)

Men can also add a PSA test for only \$10!

Labs will be drawn the morning of the

TRH Health Fair on Saturday, June 14, 2025

by our amazing **TRH Lab Team!** (Remember to FAST!) !! Pre-registration is REQUIRED !! Online: www.trhosp.org → Click the 2025 Health Fair tab → Select Lab Registration Call: 270-283-5527 (Monday-Friday I 9AM-3 PM)

Taylor Regional Hospital 2025 Health Fair

Date of event: June 14th Location: Taylor County Intermediate School Time: 7:30am - 11:00am EST

Registration available: 4/28-6/6

Vendor Booth Registration is

* NOW OPEN!

Sign up ONLINE at www.trhosp.org

Community Vendor Booth Registration for 2025 TRH Health Fair

VENDOR REGISTRATION IS NOW OPEN for the 2025 TRH Health Fair!

!! !! CALLING ALL COMMUNITY MEMBERS, BUSINESSES, AND HEALTH PARTNERS! !! !!

We're gearing up for one of the BIGGEST events of the year -and we want YOU to be part of it!

SAVE THE DATE:

Saturday, June 14th, 2025 7 :30 AM - 11:00 AM Taylor County Intermediate School

Whether you're promoting health, wellness, fitness, or community services -THIS is your chance to connect, inspire, and make a difference! HOW TO REGISTER (April 28-June 6): Go to www.trhosp.org - Click the 2025 Health Fair Tab

Fill out the 2025 Vendor Booth Registration form and submit! Send payment to: Rachael Thompson Marketing and Public Relations Director 1700 Old Lebanon Rd, Campbellsville, KY 42718

TWO WAYS TO JOIN:

Healthy Partner Sponsorship - \$250 Booth Fee INCLUDED Name on event t-shirt 2 FREE event t-shirts Name on all event advertising! Booth Sign-Up - \$75 Booth Fee INCLUDED!

This is a HUGE event with incredible turnout - you do NOT want to miss this opportunity! SPOTS ARE LIMITED -REGISTER EARLY! Questions? ® Rachael Thompson I rmthompson@trhosp.org LET'S MAKE 2025 OUR BIGGEST HEALTH FAIR YET!