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### 0900 LEGALS

ADMINISTRATION was granted to STEPHEN TAYLOR (s/p/a STEVIE TAYLOR), 320 Haydon Lane, Springfield, KY, 40069, Executor, on December 07, 2021 in the ESTATE OF MARY JANE TAYLOR, deceased. Creditors must file claims on or before June 07, 2022. Hamilton B. Simms, Atty., 108 West Main Street, Springfield, KY, 40069. ADMINISTRATION was granted to PATRICIA GABHART, 586 Cardwell Road, Mackville, KY, 40040 & PEGGY SAMMONS, 202 Wallingsford Circle, Youngsville, LA, 70592, Co-Executor's on December 20, 2021 in the ESTATE OF VERNIE ROYALTY, deceased. Creditors must file claims on or before June 20, 2022. Justin Johnson, Atty., 326 W. Main Street, Danville, KY, 40422. ADMINISTRATION was granted to MARY MANN, 436 Robert Spalding Road #2, Campbellsville, KY, 42718, Administratrix, on December 20, 2021 in the ESTATE OF ALLEN R. MANN, deceased. Creditors must file claims on or before June 20, 2022. Daniel C. Kelly, Atty., P.O. Box 448, Springfield, KY, 40069. ADMINISTRATION was granted to Hamilton B. Simms, 108 West Main Street, Springfield, KY, 40069, Executor, on December 20, 2021 in the ESTATE OF ERNEST REED GOFF, deceased. Creditors must file claims on or before June 20, 2022. Hamilton B. Simms, Atty., 108 West Main Street, Springfield, KY, 40069. KAREN RENEE BRADLEY & CHARLES KEVIN MATTINGLY, Co-Executor's, of the ESTATE OF THOMAS LOUIS MATTINGLY, deceased, has filed a FINAL SETTLEMENT which has laid over for exceptions to be filed on or before January 7, 2022. E. Gregory Goatley, Atty., 103 North Cross Main Street, Springfield, KY, 40069.

JoANNE MUDD MILLER, Circuit Clerk  
12/29/21

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### 0900 LEGALS

#### WASHINGTON CIRCUIT COURT DIVISION II CIVIL ACTION NO. 21-CI-00014

U.S. BANK NATIONAL ASSOCIATION, PLAINTIFF  
AS TRUSTEE, FOR MANUFACTURED  
HOUSING CONTRACT  
SENIOR/SUBORDINATE PASS-THROUGH  
CERTIFICATE TRUST 1997-7  
VS.  
KATHY M. DENNY AKA KATHY DEFENDANT  
DENNY, et al.  
\* \* \* \* \*

By virtue of the judgment in the above styled action rendered No-  
vember 17, 2021, I will sell at public auction on FRIDAY, January 14,  
2022 on the steps of the Washington County Courthouse in Spring-  
field, Kentucky on or about the hour of 3:00 P.M. to the highest and  
best bidder the following described real property belonging to the  
Defendant.

A certain tract of land located in Washington County, Kentucky,  
about 3 miles northwest of Willisburg on the Rockbridge Road, and  
more particularly described as follows:  
Parcel #12 – Mallard Point – Beginning at a ½" x 24" rebar on the  
centerline of Point Mallard Drive. Thence with said centerline S53-  
40-39W 7.75 feet to a rebar, S45-20-44W 152.00 feet to a corner  
rebar. Thence leaving in a fenceline. Thence with said fenceline  
N46-57-16E 48.39 feet to a post; N59-04-08E 191.83 feet to a cor-  
ner post. Thence leaving the fenceline S32-13-44E 197.59 feet to  
the beginning. Containing 1.00 acre by survey of Reed Spaulding  
III, LS, dated October 16, 1992. A copy of the plat being attached  
hereto, as a part of the deed of record hereof.

Attached to this parcel is a pathway easement to access Willisburg  
Lake Property at 735 MSL. Said pathway easement to access Wil-  
lisburg Lake Property at 735 MSL. Said pathway is 10 feet in width  
and parallel to the East property line of Parcel 7 and 6.  
This conveyance includes and is subject to an easement for the  
construction maintenance and use of private roadway known as  
Mallard Point Drive, and described as follows:  
Beginning at a RR spike junction of Rockbridge Road and Lake-  
land Heights Drive. Thence with said Lakeland Heights Drive C/1  
and monumented by ½" x 24" rebar. Thence N69-03-31W 131.36  
feet; N79-41-01W 549.25 feet; N81-12-26W 151.15 feet; N87-08-  
11W 144.89 feet; S75-45-59W 103.47 feet; S54-1219W 139.24 feet;  
S25-43-34W 47.86 feet to the junction of Mallard Drive and Blue  
Herron Drive. Beginning on a ½" x 24 rebar at the intersection of  
Mallard Point Drive and Blue Herron Drive. Thence with the center-  
line of Mallard Point Drive and to ½" x24" rebar; S23-29-37W 122.36  
feet; S53-40-39W 224.92 feet; S45-20-44W 195.79 feet; S26-26-  
19W 185.45 feet; S31-55-39W 258.68 feet; S42-36-14W 437.66  
feet; S30-13-34W 137.57 feet to the end of Mallard Point Drive.  
Said roadway easement is created for the purpose of providing in-  
gress and egress for all owners of parcels of land fronting on said  
roadway and is hereby granted for the use and benefit of the grant-  
ees, their successors and assigns, and reserved across that portion  
of the land owners fronting on the road.

Grantors further reserve an additional easement 20 feet in width  
extending along and parallel to the aforesaid roadway easement for  
the installation, maintenance, repair and replacement of telephone,  
electric, water, cable and other public utilities serving the owners  
of land along the roadway easement, therefore no structure shall  
be located closer than 35' of the centerline of Mallard Point Drive.

This being part of the same property wherein Kathy M. Denny ac-  
quired title be deed dated August 28, 1997 from John A. Mayer and  
Shirley Mayer, husband and wife; said deed record on August 29,  
1997 in Deed Book 248, Page 204 in the Office of The Washington  
County Court Clerk.

Parcel ID: 28A-052  
Property Address: 102 Mallard Point Drive, Willisburg, KY 40078.  
And including the manufactured/mobile home being described as a  
year 1998 28x52 Clayton Manufactured/Mobile Home with VIN# of  
CAP004067TNAB.

The terms of sale by the Master Commissioner shall require the  
purchaser of said real property to deposit a down payment equal  
to ten (10%) percent of the purchase price on the date of sale and  
to pay the balance of the purchase price within thirty (30) days after  
the sale date, to secure payment of which the purchaser shall give  
bond for the unpaid purchase price with good surety approved by  
the Master Commissioner. Said bond to bear interest at the rate  
of 4.25%. The purchaser shall have the privilege of paying all of  
the purchase price in cash on the sale date or earlier than 30 days  
thereafter.

The real property herein shall be sold free and clear of all claims  
of U.S. National Association, As Trustee for Manufactured Housing  
Contract Senior/Subordinate Pass-Through Certificate Trust 1997-7  
and all parties to this action but shall be subject to all liens and ease-  
ments of record or apparent and excepting defects in description,  
which an accurate survey would disclose.

Bidders will be required to comply promptly with these terms. Pos-  
session will be granted with confirmation of the sale by the Circuit  
Court.  
The Plaintiff has recovered a judgment against Defendant in the  
amount of \$41,010.74 plus interest and seeks to recover from this  
sale plus cost and fees.  
For further information concerning the above sale contact the under-  
signed Master Commissioner at (859) 336-3766.

DANIEL CARROLL KELLY  
MASTER COMMISSIONER

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