

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 19-CI-00420

U.S. BANK TRUST, N.A., AS TRUSTEE  
for LSF9 Master Participation Trust

PLAINTIFF

vs.

NOTICE OF SALE

LOUIS EDWARD FERGUSON,  
a/k/a LOUIS FERGUSON,  
unknown spouse, if any, of LOUIS EDWARD FERGUSON,  
KENTUCKY HOUSING CORPORATION,  
and MIDLAND FUNDING, LLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated June 3, 2021, in Civil Action No. 19-CI-00420, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, plaintiff, versus, Louis Edward Ferguson, a/k/a Louis Ferguson, unknown spouse, if any, of Louis Edward Ferguson, Kentucky Housing Corporation, and Midland Funding, LLC, defendants, I shall sell to the highest bidder at public auction on Friday, June 25, 2021, at the hour of 2:00 p.m., at the Simpson County Justice Center, 101 Court Street, Franklin, Kentucky, the following-described property having as its mailing address 858 Tuck Road, Franklin, Kentucky 42134, to-wit:

PARCEL I:

Beginning at an iron pin set in the northwesterly right of way of Tuck Road (15 feet from centerline), a new corner to the subject owners, Joe L. Ferguson and wife, Betty Ferguson as appears in Deed Book 157, Page 158, said pin is located for reference South 45° 01' 27" West a distance of 57.56 feet from an existing king post at the southeasterly corner of the subject owners at a corner with Cleon Tuck; thence from said beginning point along the northwesterly right of way of Tuck Road the following two calls; South 49° 05' 56" West a distance of 32.30 feet; thence South 45° 11' 44" West a distance of 107.05 feet to an iron pin set at the southwest corner of the subject property, being a corner to the lands of Bobby Hinton (Deed Book 166, Page 324); thence leaving said road on the line of the subject owners with Bobby Hinton the following two calls; North 76° 18' 15" West a distance of 189.27 feet to an iron pin set; thence North 13° 15' 01" East a distance of 245.81 feet to an iron pin set; thence on a new line South 50° 33' 25" East a distance of 295.13 feet to the point of beginning, containing 1.00 acre, more or less, and subject to all legal conditions and easements of record. This description based on an actual field survey performed by Gary Lee Dunning, Kentucky State Registered Land Surveyor #3290 in July of 2002. Basis of bearing for this description is the found monuments along the easterly line of the subject deed.

Being the same property conveyed to Louis Edward Ferguson by Joe L. Ferguson and Betty W. Ferguson, husband and wife, by deed dated September 20, 2002, of record in Deed Book 239, page 514, Simpson County Clerk's office.

PARCEL II:

Beginning at an iron pin found (#3290) in the northwesterly right of way of Tuck Road (15 feet from centerline) at the southerly frontage corner of Joe L. Ferguson (Deed Book 157 Page 158) at a corner to a remaining strip of land owned by the subject owner Bobby Hinton as appears in Deed Book 166 Page 324; thence along the northwesterly right of way of Tuck Road South 47 degrees 57 minutes 41 seconds West a distance of 33.42 feet to an existing king post with a reference iron pin set at base, an accepted corner to the lands of Ozella Shelton (Deed Book 122 Page 260); thence leaving said road on the line of the subject owners with Ozella Shelton North 72 degrees 43 minutes 11 seconds West a distance of 170.66 feet to an iron pin set, passing an existing line post at 117.04 feet; thence on a new line North 13 degrees 15 minutes 01 seconds East a distance of 16.95 feet to an iron pin found at the southwesterly corner of Joe L. Ferguson; thence along the existing record line of the subject owners with Joe L. Ferguson South 76 degrees 18 minutes 15 seconds East a distance of 189.27 feet to the point of beginning, containing 0.09 acre more or less and subject to all legal conditions and easements of record. This description is based on an actual field survey by Gary Lee Dunning, Kentucky Registered Land Surveyor #3290 in September of 2002. Basis of bearing for this description is the found original monuments along the easterly line of the Ferguson property as described in Deed Book 157 Page 158.

Being the same property conveyed to Louis Edward Ferguson by Bobby Hinton and Marie W. Hinton, husband and wife, by deed dated August 4, 2003, of record in Deed Book 245, page 94, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is as follows: 029-00-00-064.01.

NOTE: Sold free and clear of any and all judgment liens of the parties listed herein.

NOTE FURTHER: The property is sold subject to the following:

1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2021 State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following judgment debt: An in personam judgment in favor of the plaintiff, in the amount of \$125,832.89, plus deferred principal in the amount of \$822.43, with interest from and after June 1, 2019, at the rate of 2.5% per annum, plus attorney fees, and Court costs.

TERMS OF SALE:

1. The purchaser will be required to pay ten percent (10%) down on date of sale, with the balance to be secured by a bond with good surety, which bond will bear interest from the date of sale at the rate of 2.5% per annum. Any surety must be approved by the Master Commissioner. ALL PROSPECTIVE PURCHASERS SHOULD PLAN ON HAVING THE PERSON OR ENTITY WHO WILL ACT AS SURETY TO BE IN ATTENDANCE AT THE SALE. The balance of the sale price will be due within thirty (30) days from the date of sale.
2. Risk of loss shall pass to the purchaser at the close of the auction.
3. Possession of the subject property shall be given on delivery of the deed. The 2021 property taxes shall be paid by the purchaser.
4. This sale is subject to confirmation by the Simpson Circuit Court.
5. All announcements made on day of sale will take precedence over previous advertising.

This 3<sup>rd</sup> day of June, 2021.

  
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ROBERT YOUNG LINK  
Master Commissioner  
P. O. Box 474  
Franklin, KY 42135  
270-586-3283

CERTIFICATE OF SERVICE

A true copy of the foregoing was on this date mailed to the following:

John R. Cummins, Esq.  
c/o Manley Deas Kochalski, LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

Louis Edward Ferguson  
858 Tuck Road  
Franklin, Kentucky 42134

Unknown spouse of Louis Edward Ferguson  
858 Tuck Road  
Franklin, Kentucky 42134

Midland Funding, LLC  
co Midland Credit Management, Inc.  
312 South Fourth Street, Suite 724  
Louisville, Kentucky 40202

Septimious Taylor, Esq.  
4830 Towne Square Court  
Owensboro, Kentucky 42301

This 24<sup>th</sup> day of June, 2021.

  
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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court