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REAL ESTATE

F17030112 PNC
IN THE CIRCUIT COURT OF
THE 6TH JUDICIAL CIRCUIT
PIATT COUNTY-
MONTICELLO, ILLINOIS

PNC Bank, National Association
Plaintiff,
vs.
Kristi Damery; Capital One Bank
(USA), NA; Harold L. Martin;
Unknown Owners and
Non-Record Claimants
Defendants.

CASE NO. 17 CH 11
Property Address:
210 West Durfee Street,
Cerro Gordo, Illinois 61818

NOTICE OF SHERIFF SALE

Public notice is hereby given
that in pursuance of a judgment
of said Court entered in the
above-entitled cause on May 4,
2018, I, Sheriff, David Hunt of
Piatt County, Illinois, will hold a
sale on August 10, 2018, com-
mencing at 1:00pm, at the Piatt
County Courthouse, in the lobby,
101 West Washington Street,
Monticello, IL 61856, to sell to
the highest bidder or bidders the
following described real estate,
or so much thereof as may be
sufficient to satisfy said decree,
to-wit:

Commonly known as:
210 West Durfee Street,
Cerro Gordo, Illinois 61818

P.I.N.: 03-00-14-000-193-01

First Lien Position; Single-Fami-
ly Residence; Judgment Amount
\$65537.49

IN ACCORDANCE WITH 735
ILCS 5/15-1507(c)(1)(H-1)
AND (H-2), 765 ILCS 605/9(g)
(5), AND 765 ILCS 605/18.5(g-
1), YOU ARE HEREBY NOTI-
FIED THAT THE PURCHASER
OF THE PROPERTY, OTHER
THAN A MORTGAGEE, SHALL
PAY THE ASSESSMENTS AND
LEGAL FEES REQUIRED BY
SUBSECTIONS (g)(1) AND (g)
(4) OF SECTION 9 AND THE
ASSESSMENTS AND COURT
COSTS REQUIRED BY SUB-
SECTION (g-1) OF SECTION
18.5 OF THE ILLINOIS CON-
DOMINIUM PROPERTY ACT.
Terms of Sale: CASH - 10%
down at the time of sale and the
balance due within 24 hours of
the sale. All payments for the
amount bid shall be in certified
funds payable to the Sheriff of

REAL ESTATE

Piatt County.

The person to contact for infor-
mation regarding this property is:

Sales Department at ANSELMO
LINDBERG & ASSOCIATES
LLC 1771 West Diehl Road,
Suite 120, Naperville, IL 60563
(866)402-8661. For bidding
instructions, visit [www.alolaw-
group.com](http://www.alolaw-
group.com) 24 hours prior to sale.

This communication is an at-
tempt to collect a debt and any
information obtained will be used
for that purpose.

ANSELMO LINDBERG
& ASSOCIATES LLC
1771 W. Diehl Rd., Ste 120
Naperville, IL 60563-4947
630-453-6960 | 866-402-8661 |
630-428-4620 (fax)
Attorney No. Cook 58852, Du-
Page 293191, Kane 031-26104,
Peoria 1794, Winnebago 3802,
IL 03126232
IllinoisCourts@AnselmoLind-
berg.com

THIS LAW FIRM IS DEEMED
TO BE A DEBT COLLECTOR.
R410
printed 07/04, 11, 18/2018

IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
CHAMPAIGN COUNTY,
ILLINOIS

PNC BANK, NATIONAL AS-
SOCIATION, SUCCESSOR
BY MERGER TO NATIONAL
CITY BANK, SUCCESSOR BY
MERGER TO FIRST OF AMER-
ICA BANK, ILLINOIS, N.A.,
Plaintiff,
v.

ESTATE OF CATHERINE L
PERCY DECEASED; UN-
KNOWN HEIRS, LEGATEES
OF CATHERINE L. PERCY;
CAPITAL ONE BANK; JONA-
THAN E. WOMACK AS SPE-
CIAL REPRESENTATIVE FOR
CATHERINE L. PERCY; GUY
PERCY; SHAWN PERCY; DE-
IDRE JACKSON; UNKNOWN
OCCUPANTS and UNKNOWN
OWNERS AND NON-RECORD
CLAIMANTS,
Defendants.
Residential Mortgage
Foreclosure

Case No. 2016-CH-144
Property Address:
1608 Sheridan Drive
Champaign, Illinois 61821

NOTICE OF SHERIFF'S SALE

REAL ESTATE

PUBLIC NOTICE IS HEREBY
GIVEN that pursuant to a Judg-
ment of Foreclosure and Sale
entered in the above cause on
May 7th, 2018, Sheriff of Cham-
paign County, Illinois, will at
9:00am on August 10th, 2018,
at the Champaign County Court-
house, located at 101 E. Main
Street, Urbana, IL 61801, in the
Jury Assembly Room, sell at
public auction to the highest bid-
der, as set forth below, the fol-
lowing described real estate:

COMMONLY KNOWN AS:
1608 Sheridan Drive,
Champaign, Illinois 61821
PIN NO.: 44-20-14-303-002

The real estate is improved with
a single family residence.

The Judgment amount is was
\$41,303.15.

Sale terms: 25% down of the
highest bid by certified funds at
the close of the sale payable to
The Champaign County Sheriff's
Office. No third party checks will
be accepted. The balance in cer-
tified funds/or wire transfer, is due
within twenty-four (24) hours. No
fee shall be paid by the mortgag-
ee acquiring the residential real
estate pursuant to its credit bid
at the sale or by any mortgage,
judgment creditor, or other lienor
acquiring the residential real es-
tate whose rights in and to the
residential real estate arose prior
to the sale. The subject property
is subject to general real estate
taxes, special assessments, or
special taxes levied against said
real estate and is offered for sale
without any representation as to
quality or quantity of title and
without recourse to Plaintiff and
in "AS IS" condition. The sale is
further subject to confirmation by
the court.
Upon payment in full of the
amount bid, the purchaser will
receive a Certificate of Sale that
will entitle the purchaser to a
deed to the real estate after con-
firmation of the sale.

The property will NOT be open
for inspection and plaintiff makes
no representation as to the con-
dition of the property. Prospective
bidders are admonished to
check the court file to verify all
information.

If this property is a condominium
unit, the purchaser of the unit at
the foreclosure sale, other than
a mortgagee, shall pay the as-

REAL ESTATE

sessments and the legal fees
required by The Condominium
Property Act, 765 ILCS 605/9(g)
(1) and (g)(4). If this property is
a condominium unit which is part
of a common interest commu-
nity, the purchaser of the unit at
the foreclosure sale other than a
mortgagee shall pay the assess-
ments required by The Condo-
minium Property Act, 765 ILCS
605/18.5(g-1).

IF YOU ARE THE MORTGAG-
OR (HOMEOWNER), YOU
HAVE THE RIGHT TO REMAIN
IN POSSESSION FOR 30 DAYS
AFTER ENTRY OF AN ORDER
OF POSSESSION, IN AC-
CORDANCE WITH SECTION
15-1701(C) OF THE ILLINOIS
MORTGAGE FORECLOSURE
LAW.

You will need a photo identifi-
cation issued by a government
agency (driver's license, pass-
port, etc.) in order to gain entry
into our building and the fore-
closure Jury Assembly Room in
Champaign County.

For information, contact Plain-
tiff's attorney: QUINTAIROS,
PRIETO, WOOD & BOYER,
P.A., 233 S. WACKER DRIVE,
70TH FLOOR, Chicago, IL 60606,
(312) 566-0040

QUINTAIROS, PRIETO, WOOD
& BOYER, P.A.
233 S. WACKER DRIVE,
70TH FLOOR
Chicago, IL 60606
(312) 566-0040
Case Number: 2016-CH-144

NOTE: Pursuant to the Fair Debt
Collection Practices Act, you are
advised that Plaintiff's attorney
is deemed to be a debt collector
attempting to collect a debt and
any information obtained will be
used for that purpose.
printed 07/04, 11, 18/2018

IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
MACON COUNTY, ILLINOIS

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUST-
EE FOR FIRST FRANKLIN
MORTGAGE LOAN TRUST
2006-FF11 MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2006-FF11,
PLAINTIFF,
VS.

ANDREA L SMITH; CITY OF
DECATUR; UNKNOWN OWN-
ERS AND NON-RECORD
CLAIMANTS,
DEFENDANTS.
17 CH 144
62ND SOUTH SHORES AV-
ENUE
DECATUR, IL 62521
NOTICE OF SALE PURSUANT
TO JUDGMENT OF FORECLO-
SURE
UNDER ILLINOIS MORTGAGE
FORECLOSURE ACT
PUBLIC NOTICE IS HEREBY
GIVEN that pursuant to a Judg-
ment of Foreclosure and Sale
entered by the Court in the
above entitled cause on June
26, 2018, Sheriff of Macon
County will on August 7, 2018,
in COURTROOM 5A, MACON
COUNTY COURTHOUSE, 253
EAST WOOD STREET, DECA-
TUR, IL 62523, at 8:30 AM, sell
at public auction and sale to the
highest bidder for cash, all and
singular, the following described
real estate mentioned in said
Judgment, situated in the Coun-

REAL ESTATE

ty of Macon, State of Illinois, or
so much thereof as shall be suf-
ficient to satisfy said Judgment:
TAX NO. 04-12-22-483-001
COMMONLY KNOWN AS:
62nd South Shores Avenue
Decatur, IL 62521

Description of Improvements:
single family home with no ga-
rage.

The Judgment amount was
\$58,946.62.

Sale Terms: This is an "AS IS"
sale for "CASH". The successful
bidder must deposit 10% down
by certified funds; balance, by
certified funds, within 24 hours.
NO REFUNDS.

The subject property is subject
to general real estate taxes,
special assessments or special
taxes levied against said real
estate, water bills, etc., and
is offered for sale without any
representation as to quality or
quantity of title and without re-
course to plaintiff. The sale is
further subject to confirmation
by the court.

Upon payment in full of the bid
amount, the purchaser shall
receive a Certificate of Sale,
which will entitle the purchaser
to a Deed to the real estate after
confirmation of the sale.

The property will NOT be open
for inspection. Prospective bid-
ders are admonished to check
the court file to verify all infor-
mation.

The successful purchaser has
the sole responsibility/expense
of evicting any tenants or other
individuals presently in posses-

REAL ESTATE

sion of the subject premises.

If this property is a condominium
unit, the purchaser of the unit at
the foreclosure sale, other than
a mortgagee shall pay the as-
sessments and the legal fees
required by The Condominium
Property Act, 765 ILCS 605/9(g)
(1) and (g)(4).

IF YOU ARE THE MORTGAG-
OR (HOMEOWNER), YOU
HAVE THE RIGHT TO REMAIN
IN POSSESSION FOR 30 DAYS
AFTER ENTRY OF AN OR-
DER OF POSSESSION, IN AC-
CORDANCE WITH SECTION
15-1701(C) OF THE ILLINOIS
MORTGAGE FORECLOSURE
LAW.

For Information: Visit our web-
site at [http://ilforeclosuresales.
mrpllc.com](http://ilforeclosuresales.
mrpllc.com).

Between 3 p.m. and 5 p.m. only -
McCalla Raymer Leibert Pierce,
LLC, Plaintiff's Attorneys, 1 N.
Dearborn St. Suite 1200, Chi-
cago, IL 60602. Tel. No. (312)
346-9088. Please refer to file#
262393

PURSUANT TO THE FAIR
DEBT COLLECTION PRACTI-
CES ACT, THE PLAINTIFF'S AT-
TORNEY IS DEEMED TO BE A
DEBT COLLECTOR ATTEMPT-
ING TO COLLECT A DEBT AND
ANY INFORMATION WILL BE
USED FOR THAT PURPOSE.

Plaintiff's attorney is not required
to provide additional information
other than that set forth in this
notice of sale.

I3092365
printed 07/11, 18, 25/2018

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139 S. Vine Street, Arthur, IL 61911
217/543-5131
www.VillageSquareRE.com
info@VillageSquareRE.com



**Karen Good • Merle Plank • Brittany Yoder
LaVern Herschberger**

OPEN HOUSE
Saturday, July 14 • 11 AM to 2 PM
786 E 50 N. Road, Hammond IL 61929

BIG PRICE REDUCTION! 2.25 acres surround-
ed by farm land. This 3 bed/1-1/2 bath
Ranch, built in 1957, has family and living room. 2196 SF
of living space. 2-car attached garage with 3 car
detached also. If you are looking for a quiet, out-
of-the way country home, this is it! Newer furnace
& a/c (2017). Directions: Don Ryan Street to 1st
Street, West on 1st to end, right turn, cross RR
tracks, immediate left turn to first house on right.
Hosted by: Karen Good



We have a house you can call HOME!
139 S. Vine Street, Arthur, IL 61911
217/543-5131
www.VillageSquareRE.com
info@VillageSquareRE.com



**Karen Good • Merle Plank • Brittany Yoder
LaVern Herschberger**

OPEN HOUSE
SATURDAY JULY 14, 10 AM TO 2 PM
511 N Vine, Arthur IL 61911
Hosted by: Lavern Herschberger • 217- 294- 4028

Beautiful Newer Home. Located
in Arthur's newest subdivision,
Meadowview. 3 Bed, 2 Bath.
Attached 2 car garage. Beautiful
Finishes! Must see home!
Sellers Very Motivated. Property
is appraised much higher than
the asking price.



Property is now listed at \$165,000.00

We have a house you can call HOME!
139 S. Vine Street, Arthur, IL 61911
217/543-5131
www.VillageSquareRE.com
info@VillageSquareRE.com



**Karen Good • Merle Plank • Brittany Yoder
LaVern Herschberger**

OPEN HOUSE
SATURDAY, JULY 14, 3-5 PM
501 N Missouri, Atwood IL
Hosted by Karen Good

Price reduced on this well maintained,
tidy bungalow on corner lot in the Village
of Atwood. 2 Bed/1 Bath with attached
single car garage in a quiet neighbor-
hood. Original hardwood in bedrooms;
carpet in living room. Stove and refrig-
erator, as well as the washer and dryer,
stay. Eat-in oversized kitchen and nice
back yard with a clothesline! HVAC , roof and windows new in 2003. Great starter home!

