

AREA CLASSIFIED

5 Newspapers • 1 Price • \$10.00 - 30 words or less (10¢ per word after)

Arthur Graphic-Clarion • Southern Piatt Record-Herald • Mt. Zion Region News • Southern Champaign County Today • Villa Grove News

Call 543-2151 • 864-4212 • 832-4201

REAL ESTATE

F15010117SVTSPT2 SELENE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY-DECATUR, ILLINOIS U.S. Bank National Association, not in its individual capacity but solely as Trustee of OWS REMIC Trust 2015-1 Plaintiff, vs.

Julie A. Lewis aka Julie Lewis; Edward T. Martin; Teresa Anne Martin; Unknown Owners and Non-Record Claimants Defendants.

CASE NO. 15 CH 61

Property Address: 830 North Whitetail Circle, Mt Zion, Illinois 62549 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 February 23, 2016, I, Sheriff, Thomas Schneider of Macon County, Illinois, will hold a sale on November 20, 2018, commencing at 8:30am, at the Macon County Courthouse, 253 East Wood Street, Decatur, IL 62523, Room 5A, 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: 830 North Whitetail Circle, Mt Zion, Illinois 62549 P.I.N.: 12-17-04-209-029; 12-17-04-132-008 First Lien Position; Single-Family Residence; Judgment Amount \$106356.31

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 NOTIFIED 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 SUBSECTION (g-1) OF SECTION 18.5 OF THE ILLINOIS CONDOMINIUM 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 Macon County.

The person to contact for information 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 24 hours prior to sale. This communication is an attempt 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 ARDC 03126232 ilpleadings@AnselmoLindberg.com THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR. R410 printed 10/10, 17, 24/2018

F16120029 FITH IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY-DECATUR, ILLINOIS Fifth Third Mortgage Company Plaintiff, vs.

John F. Palchak aka John Palchak III aka John Francis Palchak III aka John F. Palchak; Unknown Owners and Non-Record Claimants Defendants.

CASE NO. 16 CH 247

Property Address: 1705 Home Park Avenue, Decatur, Illinois 62526 NOTICE OF SHERIFF SALE Public notice is hereby given that in pursuance of a judgment of said Court entered in the

REAL ESTATE

above-entitled cause on August 14, 2018, I, Sheriff, Thomas Schneider of Macon County, Illinois, will hold a sale on November 20, 2018, commencing at 8:30am, at the Macon County Courthouse, 253 East Wood Street, Decatur, IL 62523, Room 5A, 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:

1705 Home Park Avenue, Decatur, Illinois 62526 P.I.N.: 04-12-05-480-028 First Lien Position; Single-Family Residence; Judgment Amount \$56579.49 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 NOTIFIED 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 SUBSECTION (g-1) OF SECTION 18.5 OF THE ILLINOIS CONDOMINIUM 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 Macon County. IF the sale is not confirmed of any reason, the Purchaser at the sale may be entitled at most only to a return of the purchase price paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the court appointed selling officer. The person to contact for information 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 24 hours prior to sale. This communication is an attempt 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 ARDC 03126232 ilpleadings@AnselmoLindberg.com THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR. R410 printed 10/10, 17, 24/2018

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT COUNTY OF CHAMPAIGN, STATE OF ILLINOIS U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff(s), vs. SHIRLEY ANN SYKES A/K/A SHIRLEY ANN OAKS, Defendant(s). Case No. 17 CH 82 NOTICE OF SHERIFF'S SALE OF REAL ESTATE MORTGAGE FORECLOSURE NOTICE IS HEREBY GIVEN that pursuant to a Judgment heretofore entered by the said Court in the above entitled cause, the Sheriff of Champaign County, Illinois, will on November 9, 2018, at the hour of 9:00 AM, at the CHAMPAIGN COUNTY COURTHOUSE, 101 E. MAIN ST., URBANA, IL 61801, sell at public auction to the highest and best bidder for cash, all and singular, the following described premises and real estate in the said Judgment mentioned, situated in the County of Champaign, State of Illinois, or so much thereof as shall be sufficient to satisfy said Judgment, to wit:

REAL ESTATE

Common Address: 1412 QUEENSWAY, CHAMPAIGN, IL 61821 P.I.N.: 41-14-35-353-029

Contact the Law Office of IRA T. NEVEL, LLC, 175 North Franklin, Suite 201, Chicago, Illinois 60606, (312) 357-1125, for further information.

The terms of the sale are: Ten percent (10%) due by cash or certified funds at the time of the sale and balance is due within 24 hours of the sale. The subject property is subject to 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.

The property is improved by a Single Family Residence, together with all buildings and improvements thereon, and the tenements, hereditaments and appurtenants thereunto belonging and will not be available for inspection prior to sale.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee shall pay the assessments 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 community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). LAW OFFICES OF IRA T. NEVEL, LLC Attorney for Plaintiff Ira T. Nevel - ARDC #06185808 Timothy R. Yueill - ARDC #6192172 Greg Elnsic - ARDC #6242847 Richard Drezek - ARDC #6301323 Aaron Nevel - ARDC #6322724 175 North Franklin St. Suite 201 Chicago, Illinois 60606 (312) 357-1125 Pleadings@nevellaw.com SL # 16-03719 printed 10/10, 17, 24/2018

F17090043 PNC IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY-DECATUR, ILLINOIS PNC Bank, National Association Plaintiff, vs.

Melissa D. Malone aka Melissa Malona; Equable Ascent Financial, LLC; Unknown Owners and Non-Record Claimants Defendants.

CASE NO. 17 CH 205

Property Address: 1898 West Packard Street, Decatur, Illinois 62522 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 July 31, 2018, I, Sheriff, Thomas Schneider of Macon County, Illinois, will hold a sale on November 20, 2018, commencing at 8:30am, at the Macon County Courthouse, 253 East Wood Street, Decatur, IL 62523, Room 5A, 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: 1898 West Packard Street, Decatur, Illinois 62522 P.I.N.: 04-12-09-328-018 First Lien Position; Single-Family Residence; Judgment Amount \$42545.42

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 NOTIFIED 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-

REAL ESTATE

SECTION (g-1) OF SECTION 18.5 OF THE ILLINOIS CONDOMINIUM 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 Macon County.

The person to contact for information 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 24 hours prior to sale. This communication is an attempt 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 ARDC 03126232 ilpleadings@AnselmoLindberg.com THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR. R410 printed 10/10, 17, 24/2018

F17120045 FITH

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY-DECATUR, ILLINOIS Fifth Third Mortgage Company Plaintiff, vs.

Unknown heirs and legatees of Willie B. Sutton aka Willie Sutton; Teresa Kinnes aka Teresa Jeter, Individually and Co-Administrator of the Estate of Willie B. Sutton; Lorain Shelley, Individually and Co- Administrator of the Estate of Willie B. Sutton; Cordell Shelley; Ashley N. Conaway; Makayla Foley; Unknown heirs and legatees of Willie J. Shelley; Theresa Shelley; Unknown Owners and Non-Record Claimants Defendants.

CASE NO. 18CH21

Property Address: 1849 North Graceland Avenue, Decatur, Illinois 62526

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 August 14, 2018, I, Sheriff, Thomas Schneider of Macon County, Illinois, will hold a sale on November 20, 2018, commencing at 8:30am, at the Macon County Courthouse, 253 East Wood Street, Decatur, IL 62523, Room 5A, 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: 1849 North Graceland Avenue, Decatur, Illinois 62526 P.I.N.: 04-12-10-127-022 First Mortgage Lien Position; Single-Family Residence; Judgment Amount \$31988.33

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 NOTIFIED 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 SUBSECTION (g-1) OF SECTION 18.5 OF THE ILLINOIS CONDOMINIUM 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 Macon County.

IF the sale is not confirmed of any reason, the Purchaser at the sale may be entitled at most only to a return of the purchase price paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the

REAL ESTATE

court appointed selling officer. The person to contact for information 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 24 hours prior to sale.

This communication is an attempt 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 ARDC 03126232 ilpleadings@AnselmoLindberg.com THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR. R410 printed 10/10, 17, 24/2018

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT MACON COUNTY - DECATUR ILLINOIS Nationstar Mortgage LLC Plaintiff, vs.

Mary J. Baron, AKA Mary Jane Baron; Unknown Owners and Non-Record Claimants Defendants.

Case No. 2014CH209

1055 Lakeview Avenue, Decatur, IL 62521

Judge Thomas E. Little

NOTICE OF SALE

PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause on March 27, 2018, Macon County Sheriff will on November 13, 2018, at the hour of 8:30AM at the Macon County Sheriff's Office, Macon County Courthouse, 253 East Wood Street, 5A, Decatur, IL 62523, sell to the highest bidder for cash, the following described mortgaged real estate: Commonly known as 1055 Lakeview Avenue, Decatur, IL 62521

Parcel Number(s): 04-12-24-133-015 The real estate is improved with a Single Family Residence.

Sale terms: Bidders must present, at the time of sale, a cashier's or certified check for 10% of the successful bid amount. The balance of the successful bid shall be paid within 24 hours, by similar funds. The subject property 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. The property will NOT be open for inspection. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than the mortgagee shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9(g) (1) and (g)(4).

For information call Plaintiff's Attorney, Manley Deas Kochalski LLC, One East Wacker, Suite 1250, Chicago, IL 60601. Phone number: 312-651-6700. Attorney file number: 14-024650. Edward R. Peterka MANLEY DEAS KOCHALSKI LLC Attorneys for Plaintiff One East Wacker, Suite 1250 Chicago, IL 60601 Telephone: 312-651-6700 Fax: 614-220-5613 Attorney. No.: 6220416 Email: MDKIllinoisFilings@manleydeas.com printed 10/10, 17, 24/2018

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY - DECATUR, ILLINOIS

REAL ESTATE

JPMorgan Chase Bank, National Association PLAINTIFF Vs.

Loren D. Mahan; et. al.

DEFENDANTS

2018CH99

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 10/2/2018, the Sheriff of Macon County, Illinois will on November 13, 2018 at the hour of 8:30AM at In Courtroom 5A of the Macon County Courthouse, 253 East Wood Street Decatur, IL 62523, or in a place otherwise designated at the time of sale, County of Macon and State of Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate: PIN 09-13-30-404-007 Improved with Single Family Home COMMONLY KNOWN AS: 2537 S 34th St Decatur, IL 62521

Sale terms: 10% down of the highest bid by certified funds at the close of the auction; The balance, including the Judicial sale fee for Abandoned Residential Property Municipality Relief Fund, which is calculated at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds, is due within twenty-four (24) hours. 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.

If the property is a condominium and the foreclosure takes place after 1/1/2007, purchasers other than the mortgagees will be required to pay any assessment and legal fees due under the Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If the property is located in a common interest community, purchasers other than mortgagees will be required to pay any assessment and legal fees due under the Condominium Property Act, 765 ILCS 605/18.5(g-1). If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Upon payment in full of the amount bid, 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 successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises. The property will NOT be open for inspection and Plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the Court file to verify all information.

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information: Examine the court file or contact Plaintiff's attorney: Codilis & Associates, P.C., 15W030 North Frontage Road, Suite 100, Burr Ridge, IL 60527, (630) 794-9876. Please refer to file number 14-18-05542. I3100930 printed 10/10, 17, 24/2018

Classified Deadline is Monday 10 a.m.