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## REAL ESTATE

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT MACON COUNTY - DECATUR ILLINOIS U.S. Bank National Association Plaintiff,

vs. Shelby Perez; Cristian Perez; State of Illinois; Unknown Owners and Non-Record Claimants Defendants.

Case No. 16 CH 200 1685 North 32nd Street, Decatur, IL 62526 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 September 19, 2017, Macon County Sheriff will on October 30, 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 1685 North 32nd Street, Decatur, IL 62526 Parcel Number(s): 04-13-07-126-031

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: 16-024913.

Zachariah L. Manchester 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.: 6303885 Email: MDKIllinoisFilings@manleydeas.com printed 09/26, 10/03, 10/2018

IN THE CIRCUIT COURT FOR THE 6TH JUDICIAL CIRCUIT MACON COUNTY DECATUR, ILLINOIS BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY Plaintiff,

-vs- FRANK H. PFLUGRADT III, UNKNOWN OWNERS-TENANTS AND NON-RECORD CLAIMANTS Defendants 2018CH26

NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment heretofore entered by the said Court in the above entitled cause, the Sheriff of Macon County, Illinois, will on Tuesday the 30th day of October 2018, at the hour of 8:30 A.M., at the Macon County Courthouse, Rm 5A, 253 East Wood St, Decatur, Illinois 62523, sell at public auction to the highest bidder for cash, all and singular, the following described premises and real estate in the said judgment mentioned, situated in the County of Macon, State of Illinois, or so much thereof as shall be sufficient to satisfy said judgment to wit: Permanent Index No. 04-12-15-406-004

Said property is commonly known as: 351 WEST MACON ST, DECATUR, IL 62523.

The Property is improved by a

## REAL ESTATE

single family dwelling The property will NOT be open for inspection

The Judgment amount was: \$123,855.42

Sale terms: Ten percent (10%) due by cash or certified funds at the time of 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.

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 605/18.5(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).

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 contact Mitchell A. Lieberman, Noonan & Lieberman, Ltd., Plaintiff's Attorney, 105 W. Adams, Suite 1800. Chicago, Illinois 60603. (312) 431-1455.

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.

File No. 1353-340 printed 09/26, 10/03, 10/2018

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT MONTICELLO, PIATT COUNTY, ILLINOIS REGIONS BANK D/B/A REGIONS MORTGAGE, Plaintiff,

vs. TIMOTHY J. RODGERS and STATE OF ILLINOIS-DEPARTMENT OF REVENUE, Defendants.

18-CH-9 PROPERTY ADDRESS: 413 OAKLEY RD CERRO GORDO, IL 61818

NOTICE OF SALE

PUBLIC NOTICE is hereby given that pursuant to a Judgment of the above Court entered in the above entitled cause on July 18, 2018, the following described real estate, to-wit:

Permanent Index Number: 03-00-14-000-806-00

Commonly known as: 413 Oakley Rd, Cerro Gordo, IL 61818

will be offered for sale and sold at public vendue on October 26, 2018, at 10:00 AM, at the Piatt County Courthouse, Monticello, Illinois.

The Judgment amount is \$90,779.99.

The real estate is improved with a single family residence.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Sheriff of Piatt County. No third party checks will be accepted. The balance, including the Judicial sale fee for Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate 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/ or wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real es-

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tate whose rights in and to the mortgaged 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 the 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 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 bidders are admonished to check the Court file to verify all information.

For information contact Plaintiff's Attorney: Heavner, Beyers & Mihlar, LLC, 111 East Main Street, Decatur, IL 62523, (217) 422-1719

The purchaser of a condominium unit at a judicial foreclosure sale, other than a mortgagee, who takes possession of a condominium unit pursuant to a court order or a purchaser who acquires title from a mortgagee shall have the duty to pay the proportionate share, if any, of the common expenses for the unit which would have become due in the absence of any assessment acceleration during the 6 months immediately preceding institution of an action to enforce the collection of assessments, and which remain unpaid by the owner during whose possession the assessments accrued.

If the outstanding assessments are paid at any time during any action to enforce the collection of assessments, the purchaser shall have no obligation to pay any assessments which accrued before he or she acquired title. 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).

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

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.

Note: Pursuant to the Fair Debt Collection Practices Act you are advised that the Law Firm of Heavner, Beyers & Mihlar, LLC, is deemed to be a debt collector attempting to collect a debt, and any information obtained will be used for that purpose.

James A. Coale (#0464813) HEAVNER, BEYERS & MIHLAR, LLC

Attorneys at Law P.O. Box 740 Decatur, IL 62525 Email: Non-CookPleadings@hs-battys.com

Telephone: (217) 422-1719 Facsimile: (217) 422-1754

13099668 printed 10/03, 10, 17/2018

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY - DECATUR, ILLINOIS Federal National Mortgage Association Plaintiff

VS. Linda M. Swartz; et. al. DEFENDANTS

2018CH81

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 7/10/2018, the Sheriff of Macon County, Illinois will on November 13, 2018 at the hour of 8:30AM

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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 17-12-29-252-008

Improved with Residential

COMMONLY KNOWN AS:

2326 S. File Dr

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 14-18-02017.

13099676 printed 10/03, 10, 17/2018

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT MACON COUNTY, ILLINOIS LAKEVIEW LOAN SERVICING, LLC, PLAINTIFF,

VS.

DALONNA R. GIPSON; JOE W. GIPSON, JR; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DEFENDANTS.

16 CH 240

483 SOUTH SEIGEL STREET

DECATUR, IL 62522

NOTICE OF SALE PURSUANT TO JUDGMENT OF FORECLOSURE UNDER ILLINOIS MORTGAGE FORECLOSURE ACT PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and

## REAL ESTATE

Sale entered by the Court in the above entitled cause on July 31, 2018, Sheriff of Macon County will on November 13, 2018, in COURTROOM 5A, MACON COUNTY COURTHOUSE, 253 EAST WOOD STREET, DECATUR, 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 County of Macon, State of Illinois, or so much thereof as shall be sufficient to satisfy said Judgment: TAX NO. 04-12-15-329-028 COMMONLY KNOWN AS: 483 South Seigel Street Decatur, IL 62522

Description of Improvements: single family home with attached 1 car garage.

The Judgment amount was \$60,342.92.

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 recourse 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 bidders are admonished to check the court file to verify all information.

The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession 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 assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g) (1) and (g)(4).

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: Visit our website at <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, Chicago, IL 60602. Tel. No. (312) 346-9088. Please refer to file# 259341

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THE PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE.

Plaintiff's attorney is not required

## REAL ESTATE

to provide additional information other than that set forth in this notice of sale.

I3099812

printed 10/03, 10, 17/2018

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF ILLINOIS PIATT COUNTY MORTON COMMUNITY BANK, An Illinois Banking Corporation, Plaintiff,

v. KEITH W. GASKILL a/k/a KEITH GASKILL, MELINDA S. GASKILL a/k/a MELINDA GASKILL, FRANKIE L. DUNCAN, UNKNOWN OWNERS and NON-RECORD CLAIMANTS, Defendants.

Case No. 18-CH-7 NOTICE OF SHERIFF'S SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered by the Court in the above entitled cause the property hereinafter described or so much thereof as shall be sufficient to satisfy said judgment, will be sold to the highest bidder.

1. The name, address and telephone number of the person to contact for information regarding the real estate is: Lynne M. Binkle, Benckendorf & Benckendorf, P.C., 101 NE Randolph Ave., Peoria, IL 61606, (309) 673-0797.

2. The common address and other common description, if any, of the real estate is: 410 North Juniper, Atwood, Illinois 61913.

3. The legal description of the real estate is: P.I.N.: 74-07-00-04-000-232-00.

4. A description of the improvements on the real estate is: single-family residence.

5. The real estate may be inspected prior to sale at the following times: This property will not be open for inspection.

6. The time and place of the sale are: November 9, 2018, at 10:00 a.m., at the Piatt County Courthouse.

7. The terms of the sale are: This is an "AS-IS" sale for cash. The successful bidder must deposit 10% down by certified funds and pay the balance by certified funds within 24 hours.

8. Title will be conveyed subject to rights of tenants in possession, all general unpaid real estate taxes, special assessments, if any, easements and restrictions of record, and all liens not terminated by the Judgment of Foreclosure entered herein. This property is offered for sale without any representation as to sufficiency of title and without recourse to Plaintiff. The successful purchaser has the sole responsibility and cost of evicting any tenants or other individuals presently in possession of the premises.

MORTON COMMUNITY BANK, An Illinois Banking Corporation, Plaintiff, By: /s/ Lynne M. Binkle LYNNE M. BINKELE One of Plaintiff's Attorneys Benckendorf & Benckendorf, P.C. 101 NE Randolph Avenue Peoria, Illinois 61606 Tel.: (309) 673-0797 Fax: (309) 673-8759 printed 10/03, 10, 17/2018

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