

**5 Newspapers
- 1 Price -**

AREA CLASSIFIED

**5 Newspapers
- 1 Price -**

Arthur Graphic-Clarion • Southern Piatt Record-Herald • Mt. Zion Region News • Southern Champaign Country Today • Villa Grove News
Call 543-2151 • 864-4212 • 832-4201

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, commencing 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-Family 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 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

REAL ESTATE

Piatt 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.alolawgroup.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 03126232
IllinoisCourts@AnselmoLindberg.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 ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO FIRST OF AMERICA BANK, ILLINOIS, N.A., Plaintiff,

v.
ESTATE OF CATHERINE L PERCY DECEASED; UNKNOWN HEIRS, LEGATEES OF CATHERINE L. PERCY; CAPITAL ONE BANK; JONATHAN E. WOMACK AS SPECIAL REPRESENTATIVE FOR CATHERINE L. PERCY; GUY PERCY; SHAWN PERCY; DEIDRE 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 Judgment of Foreclosure and Sale entered in the above cause on May 7th, 2018, Sheriff of Champaign County, Illinois, will at 9:00am on August 10th, 2018, at the Champaign County Courthouse, located at 101 E. Main Street, Urbana, IL 61801, in the Jury Assembly Room, sell at public auction to the highest bidder, as set forth below, the following 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 \$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 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 mortgage, judgment creditor, or other lienor acquiring the residential real estate 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 confirmation of the sale.

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 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 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.

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure Jury Assembly Room in Champaign County.

For information, contact Plaintiff'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 TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF11, PLAINTIFF, VS.
ANDREA L SMITH; CITY OF DECATUR; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, DEFENDANTS.
17 CH 144
62ND SOUTH SHORES AVENUE
DECATUR, IL 62521

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 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, 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 Coun-

REAL ESTATE

ty of Macon, State of Illinois, or so much thereof as shall be sufficient 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 garage.

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, 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 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 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# 262393

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 to provide additional information other than that set forth in this notice of sale.
I3092365
printed 07/11, 18, 25/2018

HELP WANTED

Looking For a Job With Great Hours and Great Pay?

We are looking for motivated people.

Commitment? Three Hours A Day.

Pay? \$14.10/Hr.

School Age Children? No problem, you're off when they are.



AM Routes, PM Routes or Both.

**Apply at Miller Bus Service
217-543-2911 or 217-493-8334**

FOR SALE BY OWNER TRI-PLEX IN SULLIVAN, IL



**\$184,900
(217) 620-3573 Phone/Text
Serious inquiries only**

- 3 bedroom, 2 bath, 2 car attached garage
- 2 upstairs - 2 bedroom, 1 bath, 1 car attached garage
- Tenants pay your mortgage

One School - One Town - One Campus

We have a house you can call HOME!

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

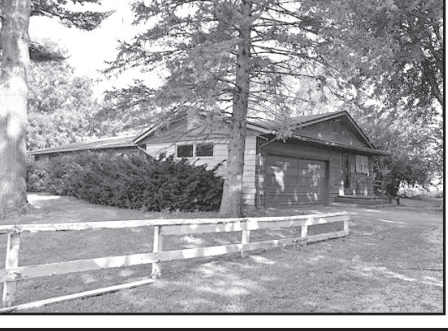


**Karen Good • Merle Plank • Brittany Yoder
LaVern Herschberger**

OPEN HOUSE

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

BIG PRICE REDUCTION! 2.25 acres surrounded 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 neighborhood. Original hardwood in bedrooms; carpet in living room. Stove and refrigerator, 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!

