

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT MACON COUNTY, ILLINOIS REGIONS BANK DBA REGIONS MORTGAGE, PLAINTIFF, VS. ADA F ELDER; ALBERT L BRUMETT; CITY OF DECATUR, DEFENDANTS.

17 CH 234
1595 EAST VANDERHOOF STREET
DECATUR, IL 62521-3713
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 May 22, 2018, the Sheriff of Macon County will on January 29, 2019, 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, to wit:

TAX NO. 04-12-23-276-026
COMMONLY KNOWN AS:
1595 East Vanderhoof Street
Decatur, IL 62521-3713
Description of Improvements: Single Family Detached 1.5 Car Garage
The Judgment amount was \$48,117.22.
Sale shall be under the following terms: The successful bidder must deposit 10% of the successful bid balance, by certified funds, and payment of the balance of the successful bid, in certified funds, must occur within 24 hours. NO REFUNDS.

Premises will not be open for inspection and is sold AS-IS. 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 #264892.
Plaintiff's attorney is not required to provide additional information other than that set forth in this notice of sale.
I3107647
printed 12/19, 26, 01/02/2018

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT MACON COUNTY, ILLINOIS PENNYMAC LOAN SERVICES,

REAL ESTATE

LLC, PLAINTIFF, VS. AMANDA HEITZ; UNKNOWN HEIRS AND LEGATEES OF JOSEPH JACKSON, IF ANY; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS; SUZANNE L JOHNSON, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF JOSEPH EARL JACKSON, DECEASED, DEFENDANTS.

17 CH 223
4962 STEWART DRIVE
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 October 23, 2018, Sheriff of Macon County will on February 5, 2019, 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. 09-13-17-228-010
COMMONLY KNOWN AS:
4962 Stewart Drive
Decatur, IL 62521

Description of Improvements: Tan aluminum siding, one story single family home, attached two car garage
The Judgment amount was \$93,156.52.
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# 263437
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

REAL ESTATE

other than that set forth in this notice of sale.
I3107799
printed 12/26/18, 01/02, 09/2019

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

John A. Stork, AKA John Stork; Larissa K. Stork; Unknown Owners and Non-Record Claimants Defendants.
Case No. 2018CH74
1570 West Forest Avenue, Decatur, IL 62522
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 October 23, 2018, Thomas P. Schneider will on January 29, 2019, 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 1570 West Forest Avenue, Decatur, IL 62522
Parcel Number(s): 04-12-16-333-021

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: 18-006255.
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: StateEFiling@manley-deas.com
printed 12/26/18, 01/02, 09/2019

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT MACON COUNTY - DECATUR ILLINOIS Wells Fargo Bank, NA Plaintiff, vs.

Brandon Mullinax; Federal Home Loan Bank of Chicago Defendants.
Case No. 2018CH117
5597 Bentonville Road, 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 October 9, 2018, Thomas P. Schneider will on January 29, 2019, 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 5597 Bentonville Road, Decatur, IL 62521
Parcel Number(s): 09-13-33-326-031
The real estate is improved with a Single Family Residence.

REAL ESTATE

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: 18-017281.
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: StateEFiling@manley-deas.com
printed 12/26/18, 01/02, 09/2019

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY - DECATUR, ILLINOIS PNC Bank, National Association PLAINTIFF VS.

David L. Smith; et al. DEFENDANTS
2018CH109
NOTICE OF SHERIFF'S SALE

REAL ESTATE

OF REAL ESTATE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 12/18/2018, the Sheriff of Macon County, Illinois will on February 5, 2019 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 04-12-24-127-009
Improved with Residential COMMONLY KNOWN AS: 2020 E. Lincoln Ave
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

REAL ESTATE

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 14-18-05296. I3108097
printed 01/02, 09, 16/2019

Going, Going... Yours!

Attention Auctioneers

Advertise your upcoming auctions in our newspapers at our special 5-way rate.

Ads will appear in the Arthur Graphic-Clarion, Southern Piatt Record-Herald, Mt. Zion Region News, Southern Champaign County Today and Villa Grove News.

Contact Stephanie at (217) 543-2151 to reserve your ad space.