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## REAL ESTATE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT COUNTY OF CHAMPAIGN, STATE OF ILLINOIS BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff(s),

vs. UNKNOWN HEIRS OF CAROLYN RUSCHMANN A/K/A CAROLYN E. RUSCHMANN A/K/A CAROLYN ELIZABETH RUSCHMANN, MARVIN ANDRES, KATHY LODEN, CINDY RUSCHMANN, BEVERLY ANDRES, CHAD ANDRES, JASON ANDRES, JONATHAN WOMACK AS SPECIAL REPRESENTATIVE, UNKNOWN TENANTS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, Defendant(s).

Case No. 17 CH 242 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 February 8, 2019, 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:

Common Address: 804 E UNIVERSITY AVE., URBANA, IL 61802 P.I.N. 91-21-09-305-008 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. Yuell - ARDC #6192172 Greg Elsnic - ARDC #6242847 Richard Drezek - ARDC #6301323 Aaron Nevel - ARDC #6322724 175 North Franklin St. Suite 201

## REAL ESTATE

Chicago, Illinois 60606 (312) 357-1125 Pleadings@nevellaw.com SL # 17-03963 printed 01/09, 16, 23/20193

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

vs. KEITH M. SHIELDS, CARRIE L. SHEPHERD, MIDSTATE COLLECTION SOLUTIONS, INC., an Illinois Corporation, UNKNOWN OWNERS and NON-RECORD CLAIMANTS, Defendants.

Case No. 18-CH-19 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. Binkele, 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: 221 Circle Drive, Arcola, Illinois 61910.

3. The legal description of the real estate is: P.I.N.: 01-14-04-202-006.

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: February 12, 2019, at 9:00 a.m., at the Douglas 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. Binkele 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 01/16, 23, 30/2019

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT DOUGLAS COUNTY - TUSCOLA ILLINOIS JPMorgan Chase Bank, N.A. Plaintiff,

vs. Jeremy S. Paddock; Rachel Paddock; Unknown Owners and

## REAL ESTATE

Non-Record Claimants Defendants. Case No. 2016CH21 651 North CR 000 East, Arthur, IL 61911 Judge Richard L. Broch Jr. NOTICE OF SALE

PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause on August 10, 2017, Fred Gale will on February 14, 2019, at the hour of 9:00AM at the Douglas County Sheriff's Office, Douglas County Courthouse, 401 South Center Street (First Floor), Tuscola, IL 61953, sell to the highest bidder for cash, the following described mortgaged real estate: Commonly known as 651 North CR 000 East, Arthur, IL 61911 Parcel Number(s): 0718300005

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: 16-013790. Shanna L. Bacher 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.: 6302793 Email: StateEFiling@manley-deas.com printed 01/16, 23, 30/2019

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT DOUGLAS COUNTY - TUSCOLA ILLINOIS Wells Fargo Bank, NA Plaintiff,

vs. Christopher D. Montavon; Jenise Koehler Defendants. Case No. 2017CH38 706 South Ohio Street, Tuscola, IL 61953 Judge Richard L. Broch Jr. NOTICE OF SALE

PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause on November 30, 2018, Fred Gale will on February 14, 2019, at the hour of 9:00AM at the Douglas County Sheriff's Office, Douglas County Courthouse, 401 South Center Street (First Floor), Tuscola, IL 61953, sell to the highest bidder for cash, the following described mortgaged real estate: Commonly known as 706 South Ohio Street, Tuscola, IL 61953 Parcel Number(s): 09-02-34-432-007

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

## REAL ESTATE

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: 17-039894. Shanna L. Bacher 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.: 6302793 Email: StateEFiling@manley-deas.com printed 01/16, 23, 30/2019

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

vs. Angela M Church; et. al. DEFENDANTS 2018CH142 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 11/13/2018, the Sheriff of Macon County, Illinois will on March 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 07-07-14-304-005 Improved with Single Family Home

COMMONLY KNOWN AS: 255 Magnolia Dr Forsyth, IL 62535 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 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 14-18-07906. I3110086 printed 01/23, 30, 02/06/2019

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY - DECATUR, ILLINOIS U.S. Bank National Association PLAINTIFF vs. Tyler P. Morrow; et. al. DEFENDANTS 2018CH129 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 10/23/2018, the Sheriff of Macon County, Illinois will on March 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 04-12-26-376-033 Improved with Single Family Home

COMMONLY KNOWN AS: 255 Magnolia Dr Forsyth, IL 62535 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.

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COMMONLY KNOWN AS: 108 Ridgeway 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.

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## REAL ESTATE

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