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REAL ESTATE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT COUNTY OF PIATT, STATE OF ILLINOIS
CITIMORTGAGE, INC.,
Plaintiff(s),
vs.
KATI MEEHAN-GREEN, MICHAEL J. GREEN, LAKESIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.,
Defendant(s).
Case No. 18 CH 21
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 Piatt County, Illinois, will on April 26, 2019, at the hour of 10:30 AM, at the PIATT COUNTY COURTHOUSE, 101 W. WASHINGTON, MONTICELLO, ILLINOIS 61856, 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 Piatt, State of Illinois, or so much thereof as shall be sufficient to satisfy said Judgment, to wit:
Common Address:
17 LAKE SIDE DR,
MANSFIELD, IL 61854
P.I.N. 02-00-47-000-517-00
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 Elsnic - ARDC #6242847
Richard Drezek - ARDC #6301323
Aaron Nevel - ARDC #6322724
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Chicago, Illinois 60606
(312) 357-1125
Pleadings@nevellaw.com
SL
18-03499
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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 April 26, 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. Yueill - ARDC #6192172
Greg Elsnic - ARDC #6242847
Richard Drezek - ARDC #6301323
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SL
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IN THE CIRCUIT COURT OF ILLINOIS 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, Sheriff of Macon County will on May 7, 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. 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 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# 264892
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.
I3115459
printed 03/27, 04/03, 10/2019

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT DOUGLAS COUNTY - TUSCOLA, ILLINOIS
Community Banc Mortgage Corporation
PLAINTIFF
Vs.
Robert Reardon a/k/a Robert W. Reardon; et. al.
DEFENDANTS
18-CH-28
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 01/10/2019, the Sheriff of Douglas County, Illinois will on May 7, 2019 at the hour of 10:00AM at Lobby of the Douglas County Courthouse Tuscola, IL 61953, or in a place otherwise designated at the time of sale, County of Douglas and State of Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate:
PIN 04-03-11-204-027
Improved with Single Family Home
COMMONLY KNOWN AS:
12 Hancock Drive
Villa Grove, IL 61956
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.
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: 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 14-18-08896.
I3115826
printed 03/27, 04/03, 10/2019

IN THE CIRCUIT COURT OF ILLINOIS SIXTH JUDICIAL CIRCUIT
MACON COUNTY, ILLINOIS
U.S. BANK NATIONAL ASSOCIATION,
PLAINTIFF,
VS.
HEATHER A ATKINS; ILLINOIS HOUSING DEVELOPMENT AUTHORITY; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,
DEFENDANTS.
18 CH 203
329 SOUTH LINDEN AVENUE
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 Sale entered by the Court in the above entitled cause on March 5, 2019, Sheriff of Macon County will on May 7, 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. 04-12-17-430-022
COMMONLY KNOWN AS:
329 South Linden Avenue
Decatur, IL 62522
Description of Improvements: Tan vinyl siding, two story single family home, no garage
The Judgment amount was $93,491.37.
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# 267744
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.
I3116112
printed 03/27, 04/03, 10/2019

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT PIATT COUNTY - MONTICELLO, ILLINOIS
Marine Bank
PLAINTIFF
Vs.
Jini L. Hicks; et. al.
DEFENDANTS
2018CH22
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 11/30/2018, the Sheriff of Piatt County, Illinois will on May 10, 2019 at the hour of 10:30AM at In the Lobby of the Piatt County Courthouse 101 West Washington Street Monticello, IL 61856, or in a place otherwise designated at the time of sale, County of Piatt and State of Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate:
PIN 01-00-07-000-446-00
Improved with Single Family Home
COMMONLY KNOWN AS:
764 S. Champaign
Bement, IL 61813
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 14-18-10372.
I3116165
printed 03/27, 04/03, 10/2019

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT COUNTY OF MACON, STATE OF ILLINOIS
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR UPLAND MORTGAGE LOAN TRUST A,
Plaintiff(s),
vs.
LISA A. IRVIN AND CIBM BANK F/K/A CENTRAL ILLINOIS BANK
Defendant(s).
Case No. 17 CH 219
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 Macon County, Illinois, will on May 7, 2019, at the hour of 8:30 AM, at the MACON COUNTY COURTHOUSE, 253 E. WOOD STREET, ROOM 5A, DECATUR, IL 62523, 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 Macon, State of Illinois, or so much thereof as shall be sufficient to satisfy said Judgment, to wit:
Common Address:
1651 NORTH MAPLE AVENUE, DECATUR, IL 62526
P.I.N. 04-12-10-134-021
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 Elsnic - ARDC #6242847
Richard Drezek - ARDC #6301323
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