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REAL ESTATE

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

REAL ESTATE

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: 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.

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 14-18-06820. I3110087 printed 01/23, 30, 02/06/2019

F16090089 PNC IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY- DECATUR, ILLINOIS PNC Bank, National Association Plaintiff,

vs. Unknown Heirs and Legatees of Clarence D. Matherly aka Clarence Delano Matherly; Unknown Heirs and Legatees of Yvonne S. Matherly aka Yvonne Matherly; Cynthia A. Bachstein aka Cynthia Bachstein aka Cindy Bachstein, individually and as Executor; PNC Bank, N.A. sbm to National City Bank sbm to

REAL ESTATE

MidAmerica Bank, FSB; Cathy S. Parker aka Cathy Parker; Connie D. Matherly aka Connie Matherly aka Connie Dee Matherly; Unknown Owners and Non-Record Claimants Defendants.

CASE NO. 16 CH 248 Property Address: 4149 East Corman Street, Decatur, Illinois 62521

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 November 20, 2018, I, Sheriff, Thomas Schneider of Macon County, Illinois, will hold a sale on March 12, 2019, commencing at 8:30 AM, at the Macon County Courthouse, 253 East Wood Street, Decatur, IL 62523, Room 5A, 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: 4149 East Corman Street, Decatur, Illinois 62521 P.I.N.: 09-13-20-326-003 First Lien Position; Single-Family Residence; Judgment Amount \$64,326.32

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 Macon County.

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

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, DuPage 293191, Kane 031-26104, Peoria 1794, Winnebago 3802, IL ARDC 03126232 ilpleadings@AnselmoLindberg.com THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR. R410 printed 01/30, 02/06, 13/2019

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY- DECATUR, ILLINOIS QUICKEN LOANS INC, PLAINTIFF

vs. NICHOLAS R. DAVIS; FTL FINANCE; DEFENDANTS 18 CH 86

Address: 124 East Montgomery Street Niantic, IL 62551 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 November 20, 2018, I, Sheriff of Macon County, Illinois, will on March 12, 2019 at the hour of 8:30 AM at the Macon County Courthouse, 253 E. Wood St., Decatur, IL 62523, or in a place otherwise designated at the time of sale, County of Macon, State of Illinois, sell at public auction

REAL ESTATE

to the highest bidder for cash, as set forth below, the following described real estate:

COMMON ADDRESS: 124 East Montgomery Street, Niantic, IL 62551 P.I.N.: 10-11-204-024

The real estate is improved with a single family residence.

THE JUDGMENT AMOUNT WAS: \$75,428.40 Sale terms: 25% down by certified funds; the balance, by certified funds, is due within twenty-four (24) hours. 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.

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 and Plaintiff makes no representations as to the condition of the property. Prospective bidders are admonished to check the Court file to verify all information.

Pursuant to 735 ILCS 5/15-1512, the amounts of any surplus bid will be held by the sheriff until a party obtains a Court Order for its distribution, or for 60 days following the date of the entry of the order confirming sale, at which time, in the absence of an order directing payment of the surplus, it may be automatically forfeited to the State without fur-

REAL ESTATE

ther notice. 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.

REAL ESTATE

For information: Examine the court file or contact Plaintiff's attorney: Johnson, Blumberg & Associates, LLC, 230 W. Monroe St., Chicago, IL 60606, telephone 312-541-9710. Please refer to file number IL 18 5822. Johnson, Blumberg, & Associates, LLC 230 W. Monroe Street, Suite 1125 Chicago, Illinois 60606 Email: ilpleadings@johnsonblumberg.com Ph. 312-541-9710 / Fax 312-541-9711 JB&A # IL 18 5822 I3106343 printed 01/30, 02/06, 13/2019



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