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REAL ESTATE

IN THE CIRCUIT COURT OF ILLINOIS SIXTH JUDICIAL CIRCUIT DOUGLAS COUNTY, ILLINOIS PENNYMAC LOAN SERVICES, LLC, PLAINTIFF, VS. BARBARA TURNER A/K/A BARBARA G TURNER A/K/A BARBARA G HANNERS; ILLINOIS HOUSING DEVELOPMENT AUTHORITY, DEFENDANTS. 2019CH30 203 NORTH CARICO STREET TUSCOLA, IL 61953 JUDGE PRESIDING JUDGE 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 27, 2020, Sheriff of Douglas County will on January 26, 2021, in FIRST FLOOR ROTUNDA OF THE DOUGLAS COUNTY COURTHOUSE, TUSCOLA, IL, at 10:00 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 Douglas, State of Illinois, or so much thereof as shall be sufficient to satisfy said Judgment: TAX NO. 09-02-34-226-038 COMMONLY KNOWN AS: 203 North Carico Street Tuscola, IL 61953 Description of Improvements: The property is a single family. The property has no garage. The exterior is vinyl siding. The color is white. The Judgment amount was \$73,632.94. 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 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# 20-043221L 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

REAL ESTATE

USED FOR THAT PURPOSE. Plaintiff's attorney is not required to provide additional information other than that set forth in this notice of sale. I3160813 printed 12/23, 12/30/2020, 01/06/2021

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT DOUGLAS COUNTY - TUSCOLA, ILLINOIS U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 PLAINTIFF Vs. Christina M. Peters; et. al. DEFENDANTS No. 2020CH5 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 11/24/2020, the Sheriff of Douglas County, Illinois will on February 2, 2021 at the hour of 10:00 AM 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: Make: Southern Homes Year: 1998 VIN#: DSDAL25904AB PIN 01-14-03-405-006 M01-03-405-006-00 (Mobile Home) Improved with Mobile Home COMMONLY KNOWN AS: 982 Robin Ln Arcola, IL 61910 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 an 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 an 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: 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# 20-043221L 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

REAL ESTATE

GAGE 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 14-19-11688. I3161458 printed 12/23, 12/30/2020, 01/06/2021

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT TUSCOLA, DOUGLAS COUNTY, ILLINOIS BUSEY BANK, Plaintiff, vs. JERRY JONES, AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF DENNIS R. JONES, DECEASED, UNKNOWN HEIRS AND DEVISEES OF DENNIS R. JONES, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE ESTATE OF DENNIS R. JONES, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE UNKNOWN HEIRS AND DEVISEES OF DENNIS R. JONES, DECEASED, JERRY JONES, AMERIS BANK and ASCENSIONPOINT RECOVERY SERVICES, LLC ON BEHALF OF SYNCHRONY BANK-LOWES, Defendants. 20-CH-17 PROPERTY ADDRESS: 503 S. SYCAMORE ST. VILLA GROVE, IL 61956 PUBLIC NOTICE is hereby given that pursuant to a Judgment of the above Court entered in the above entitled cause on December 15, 2020, the following described real estate, to-wit: Permanent Index Number: 04-03-11-119-002 Commonly known as: 503 S. Sycamore St., Villa Grove, IL 61956 will be offered for sale and sold at public vendue on January 26, 2021, at 10:00 AM, at the Douglas County Courthouse, 401 South Center Street, Tuscola, Illinois. The Judgment amount is \$59,190.78. The real estate is improved with a single family residence. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Sheriff of Douglas County. No third party checks will be accepted. The balance, including the Judicial sale fee for Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate 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/or wire transfer, is due within twenty-four (24) hours.

REAL ESTATE

No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the mortgaged 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 the 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. Prospective bidders are admonished to check the Court file to verify all information. For information contact Plaintiff's Attorney: Heavner, Beyers & Mihlar, LLC, 111 East Main Street, Decatur, IL 62523, (217) 422-1719 The purchaser of a condominium unit at a judicial foreclosure sale, other than a mortgagee, who takes possession of a condominium unit pursuant to a court order or a purchaser who acquires title from a mortgagee shall have the duty to pay the proportionate share, if any, of the common expenses for the unit which would have become due in the absence of any assessment acceleration during the 6 months immediately preceding institution of an action to enforce the collection of assessments, and which remain unpaid by the owner during whose possession the assessments accrued. If the outstanding assessments are paid at any time during any action to enforce the collection of assessments, the purchaser shall have no obligation to pay any assessments which accrued before he or she acquired title. 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 the sale is not confirmed for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's attorney. IF YOU ARE THE MORTGAGOR (HOMEOWNER),

REAL ESTATE

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. Note: Pursuant to the Fair Debt Collection Practices Act you are advised that the Law Firm of Heavner, Beyers & Mihlar, LLC, is deemed to be a debt collector attempting to collect a debt, and any information obtained will be used for that purpose. Veronika J. Miles (#6313161), Its Attorney Of Heavner, Beyers & Mihlar, LLC Veronika J. Miles (#6313161) HEAVNER, BEYERS & MIHLAR, LLC Attorneys at Law P.O. Box 740 Decatur, IL 62525 Send Notice/Pleadings to: Veronika J. Miles (#6313161) Email: Non-CookPleadings@hsbattys.com Telephone: (217) 422-1719 Facsimile: (217) 422-1754 I3161672 published 12/30/2020, 01/06, 01/13/2021

IN THE CIRCUIT COURT OF ILLINOIS SIXTH JUDICIAL CIRCUIT MACON COUNTY, ILLINOIS U.S. BANK NATIONAL ASSOCIATION, PLAINTIFF, VS. JASSMIN HOBBS-MURPHY; NATHAN E MURPHY A/K/A NATHAN EDWARD MURPHY; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, DEFENDANTS. 19 CH 182 2192 EAST DECATUR STREET DECATUR, IL 62521 JUDGE PRESIDING JUDGE 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 13, 2020, Sheriff of Macon County will on February 2, 2021, in COURTROOM 5A, MACON COUNTY COURTHOUSE, 253 EAST WOOD STREET, DECATUR, IL 62523, at 8:30am, 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. 04-12-13-331-028 COMMONLY KNOWN AS: 2192 East Decatur Street

REAL ESTATE

Decatur, IL 62521 Description of Improvements: Yellow vinyl siding, two story single family home, attached car port garage The Judgment amount was \$65,579.90. 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# 20-040911L 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. I3162029 printed 01/06, 01/13, 01/20/2021

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- PRICE REDUCED! 15 Country Club Lane, Arcola: Lovely updated 2-story home on 1.25 Ac located in Country Club Estates. Kitchen includes all stainless steel appliances, a large center island and two areas for dining with wet bar/coffee station. Large living room with wood burning fireplace, family room with vaulted ceiling and gas fireplace, and sliding doors leading out to a large deck with newly poured patio. Three bedrooms on the 2nd floor which includes the master bedroom having new vinyl flooring, master bath and a walk-in closet. The 2nd floor offers a second full bath with laundry area. New in 2020 are a heat pump and A/C unit. Move in ready! L-2000669 • \$259,000

For additional information on these listings contact:

Winnie Stortz , GRI, ARA, ALC Managing Broker (217) 372-7550 1-800-500-2693 or (217) 268-4434 111 East Main Street, PO Box 306 • Arcola, Illinois	Tucker Wood Broker/Agent, Auctioneer (217) 822-2386 (217) 246-6732	Jennifer Shafer Broker/Agent (217) 246-6732
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