



CLASSIFIEDS

Deadlines: 4:00 p.m. Thursday prior to publication
Classified ads: 25 words for \$20.00
30¢ each additional word

By Phone at: (217) 543-2151
Fax: (217) 543-2152

By Mail: PO Box 19
Arthur, IL 61911

In Person at: 113 E. Illinois St.
Arthur, IL 61911

By Email: arthurggraphic@consolidated.net
(ads must be prepaid)

By Mail: PO Box 170
Tuscola, IL 61953

By Phone at: (217) 253-5086

By Email: office@thetuscotajournal.com
(ads must be prepaid)

In Person at: 115 W. Sale St.
Tuscola, IL 61953

Ads Run in 5 Weekly Hometown Newspapers

• Tri County Journal • Arthur Graphic-Clarion • Record Herald News • The Journal • Southern Champaign County Today

AUCTIONS AUCTIONS

NANCY OTTO PUBLIC ESTATE AUCTION

Location: HCK (West Building)
2004 CR 1800E., Arthur, IL
Saturday, August 7, 2021 • 8:30 a.m.

Furniture & Household Items

- Secretary Desk (David S. Beachy) • Maytag Round Tub Wash Machine w/air engine, set of double rinse tubs • 12 cubic Refrigerator (Crystal Cold) • Oak China Cabinet • Wooden Bench • Knee Hole Desk • Dining Room Table w/Leaves • Secretary Desk • Book Shelf w/glass doors • 2 Dry Sinks • Several Tea Carts • (2) Singer Treadle Sewing Machines w/cabinets • Sofa • Electric Recliner • (2) Full Size Beds • 3-piece Bedroom Set w/Chest of Drawers & Nightstand (Walnut) • (2) Twin Size Beds • Several Chests of Drawers • (2) Smaller Tables • (2) Blanket Chests • Siber Refrigerator 10 cu. • Gas Kitchen Stove • Hall Trees • Hickory Rocker • Porch Swing • Magazine Racks • Several Wooden Chairs • Office Chairs • Gas Stove (Sunrise) • Gas Stove (Siglar) • Alkaline Ionic Water Systems • Large Storage Cabinet w/8 Doors • Carpet Sweeper • Silverware Chest w/Silverware • Tri-Globe Light • Ironing Boards • Sad Irons • Steamer • Silverware • Cookware • Large Quantities of Canning & Bologna Jars • Towels & Linens • Folding Chairs • Several Benches • Plant Stands • Quilts • Bedding • Carpets • Plaques • Pictures • Tupperware • Glass Dishes • Mug Tree • Mug Caddy • Old Bible Concordances • Illinois Directories • Large Quantities of Puzzles, Old Readers, Old Books

Buggy & Outdoor Items

- Single Buggy w/lights • Garden Cart • Garden Tools • Misc. Hand Tools • Steel Posts • Step Ladder

Antique & Collectibles

- Area Map of Arthur (dated 1955, put together by Annie Miller, very descriptive, 9 church districts, original) • Vintage Rinse Tubs & Laundry Cart • Metal Laying Hen • Zinc Can Lids • Granite ware • Several Dry Sinks • Wooden Spice Cabinet • Vintage Bread Box • Seth Thomas Clock • Several China Clocks • Cow Horns & Wooden Chain • Advertising Yard Sticks • 1920 Map of USA

Auctioneer's Note: This is a great auction with very unique, hard-to-find items. Come out and enjoy the day, rain or shine. Auction will be held indoors. Many other items too numerous to mention! Food stand by Plainview School.

John Miller
Auctioneer/Managing Broker
Ph: 217-268-3465
Lic # 44100292

Sam Miller
Ph: 217-268-3465
Lic # 44100292

FOR SALE FOR SALE



FOR SALE IN ARTHUR

4 Bedroom, 1 1/2 Bath,
2000 Sq. Ft.
w/detached 2 car garage.
Home well maintained.
225 S. Hickory
\$185,500.
Very Short Walk to Town
& Grade School.
Phone 217-433-2981

FARMERS NATIONAL COMPANY

WE HAVE MOVED!

Our physical address has changed as of June 1, 2021. Mailing address remains the same.
310 E Springfield Road, Suite C, PO Box 306 • Arcola, Illinois

HOME FOR SALE

- NEW LISTING! 416 E Illinois, Arthur: CHARMING TWO STORY HOME!** This home with 2,057 sq ft is located on a 100 x 50 corner lot. It offers an abundance of space with an eat-in kitchen and pull-out pantry, 4 bedrooms, 2.5 baths, full unfinished basement with washer and dryer hookups as well as hookups on the main floor and a 2 car detached garage. Call for your showing today! L-2100512 • \$138,000
- PRICE REDUCED! 224 N Locust, Arcola: IMMACULATELY MAINTAINED, TWO STORY BRICK HOME!** This 2,804 square foot home has many features to offer: original hardwood floors with traditional floor plan and craftsman pillars, four bedrooms, 2.5 baths, kitchen with Stainless steel appliances, den with built-in bookcases, 30 x 10 loft, glassed enclosed front porch and full basement. Rear patio faces the 24 x 30 detached garage with concrete driveway. Call for your showing today! L-2100475 • \$244,000
- PRICE REDUCED! 1261E CR 700N, Tuscola: QUIET COUNTRY SETTING!** Brick and vinyl ranch home with 2,174 square feet situated on 3.45 Acres. Home offers three bedrooms, 2.5 baths, two car attached garage. Updates include: Quartz countertops, stainless appliances, new windows and doors. It has a finished walk-out lower level that includes ceramic flooring and a gas fireplace. Located in the Tuscola School District. Call for your showing today! L-2100436 • \$229,000
- 204 N Walnut, Oakland: LARGE TWO-STORY HOME!** This 2,800 square foot home is situated on a large 116 x 116 lot. Features include: eye catching semi wrap-around porch, hardwood floors, granite counter tops and a half baths and full basement. There is a 26 x 36 detached garage for cars and all your extras. Come take look! L-2100313 • \$95,000

For additional information on these listings contact:
Winnie Stortzrum, GRI, ARA, ALC Managing Broker (217) 372-7550
Tucker Wood Managing Broker / Auctioneer (217) 822-2386
Jennifer Shaler Broker/Agent (217) 246-6732

1-800-500-2693 or (217) 268-4434
310 E Springfield Road, Suite C, PO Box 306 • Arcola, Illinois

Farmers National Company
Serving America's Landowners for over 90 Years!
Connect with Us!
www.FarmersNational.com
Real Estate Sales • Auctions • Farm and Ranch Management • Consultation
Appraisals and Valuations • Insurance • Oil, Gas, and Renewable Energy Management
Forest Resource Management • National Hunting Leases • FNC Ag Stock

Find your new home in our Classifieds

HELP WANTED

MT. ZION SCHOOL DISTRICT #3. The Mt. Zion School District is now accepting applications for Bus Drivers. Starting pay range is \$13.50-16.98/hour. All training and certifications will be provided. Apply online at: www.mtznschools.org under the Employment Section. Contact Mark Hogan, Transportation Director, with questions at: (217) 864-5233. Mt. Zion School District is an equal opportunity employer. 8/11

MT. ZION SCHOOL DISTRICT #3. The Mt. Zion School District is now accepting applications for Special Education Teaching Assistant at Mt. Zion Intermediate School. Starting pay is \$17 per hour for 5.95 hours per day (during the school year only). Learn more and apply online at: www.mtznschools.org under the District/Employment Section. Mt. Zion School District is an equal opportunity employer. 7/28

TRUCK DRIVER- Part/Full time positions, class A CDL, easy, good, clean work. Regional runs to powersport dealers in IL/MO with multiple stops, OTR runs to FL and back. Home every weekend and occasionally during week. Pay negotiable with experience, paid vacation, health insurance, major holidays off. First two new drivers will have new 2022 KW T-680 loaded! Family owned & operated. Come join us and experience the difference. White Line Trucking Co Inc., Taylorville, (217) 824-0526. 8/4

BLONDIE'S BAR in Arthur is hiring bartenders, flexible with schedule. Call Andrea Bernardi at 217-549-0014. 8/25

STORAGE FOR RENT

STORAGE. BROADLANDS STORAGE MINI WAREHOUSES. 10' X 12' AND 10' X 24'. Outdoor storage available. Call 834-3501. TFN

STORAGE UNITS for rent in Villa Grove. Call Sid Shanks 217-369-2361.

TJ'S STORAGE - Multiple sized units ranging from 5x10-20x45. Outside storage for boats, campers, etc. Credit cards accepted. Ph. 253-6130. TFN

STORAGE UNITS. 5' X 10', \$20; 10' X 10', \$35; 10' X 20', \$60. First month FREE. Easy access. Located in Villa Grove. Phone 832-7011. TFN

Deadlines: 4:00 p.m. Thursday prior to publication

GARAGE SALE

THE CERRO GORDO ANNUAL TOWN RUMMAGE SALES are July 30 and July 31. The Walking Taco vendor will be in the American Legion Home parking lot this year. 7/28

FOR SALE

TWO 600 LB HOLSTEIN STEERS FOR SALE. \$400 each. Call 217-849-3282. TFN

SEALY FACTORY seconds mattress & box. New in plastic, king and queen size \$325-\$550; full \$325, twin \$175. Schlabach Mattress Outlet. Ph. 217-543-3493. EOE

HOUSING FOR RENT

APARTMENT FOR RENT VILLA GROVE. 2 Bedroom, newly remodeled. Utilities included. References. No Pets. Call 832-7011. TFN

TUSCOLA. Freshly updated 1 bedroom, 1 bath apartment. Washer and dryer included. Also brand new paint, flooring, stove, refrigerator. No smoking, no pets. \$550/mo. First, last month and security deposit required. Call 510-292-7047. TFN

TWO MOBILE HOMES FOR RENT. 2 bedroom & 3 bedroom with large yard. 10 miles south of Charleston. \$440/mo ea. plus deposit. Free trash & clear water. Call 217-849-3282. TFN

2 BEDROOM HOUSE IN VILLA GROVE. \$500/mo. Plus deposit. 217-979-9134. 7/28

NOTICES

TREES TRIMMED OR REMOVED. Stump grinding. Insured. Burnett's Tree Service, 832-8555 TFN

KAR APPLIANCES. Kaufman's Appliance Repair. Used appliance sales and service. 2 miles south of Chester-ville (in the former Rockome Food Store). M-F 7-5; Sat. 10-4. David Kaufman 217-254-4495. Also buying used appliances, working or non-working. TFN

SERVICES

CALL EZRA SCHROCK CONSTRUCTION FOR ALL YOUR REMODEL NEEDS. Small and large jobs, window and door replacements too. Ph. 217-543-3458. TFN

FARM BUSINESS CONSULTANTS - Business and Farm accounting, tax preparation and filing. Call 253-3700. TFN

HELP WANTED

Looking For a Job With Great Hours and Great Pay? We are looking for motivated people.

Commitment? Three Hours A Day.

Pay? \$15.00/Hr.

School Age Children? No problem, you're off when they are.



AM Routes, PM Routes or Both.
Apply at Miller Bus Service
217-543-2911 or 217-493-8334

Editor/Reporters

We are looking for a full-time Editor and part-time reporters for our community weekly newspapers in Central Illinois.

Responsibilities include covering local government, police and schools, feature stories and community events. Must have a love of writing and basic photography skills. Basic computer skills a must.

Send resume to:
Stephanie Wierman, General Manager
Arthur Graphic-Clarion,
P.O. Box 19, Arthur, IL 61911
or email: Swierman@consolidated.net

REAL ESTATE

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT CHAMPAIGN COUNTY, URBANA, ILLINOIS BANKUNITED N.A. PLAINTIFF,

-vs-
Richard J. Schumacher, Karina M. Schumacher, DEFENDANTS
NO. 19 CH 263
NOTICE OF SHERIFF'S SALE

Public Notice is hereby given that pursuant to a Judgment entered in the above entitled matter on June 15, 2021, Dustin Heuerman, Sheriff, 204 E. Main St., Urbana, IL 61801, will on August 27, 2021 at 9:00 AM, at Champaign County Courthouse, 101 East Main Street, Urbana, IL 61801, sell to the highest bidder for ten percent (10%) at the time of sale and the balance within twenty-four (24) hours, the following described premises situated in Champaign County, Illinois.

Said sale shall be subject to general 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 the sale being held and the purchaser tendering said bid in certified funds, a receipt of Sale will be issued and/or a Certificate of Sale as required, which will entitle the purchaser to a deed upon confirmation of said sale by the Court.

Commonly known as 1010 Alton Drive, Champaign, IL 61821
Permanent Index No.: 44-20-14-303-001
Improvements: Single Family Residential

The property will NOT be open for inspection prior to the sale and Plaintiff makes no representation as to the condition of the property.

The judgment amount was \$143,943.49. Prospective purchasers are admonished to check the court file and title records to verify this 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 Bid Amount contact: Sale Clerk LOGS Legal Group LLP 2121 Waukegan Road, Suite 301 Bannockburn, IL 60015 ILNOTICES@logs.com (847) 291-1717 BankUnited N.A.

One of Plaintiff's Attorneys LOGS Legal Group LLP Attorney for Plaintiff 2121 Waukegan Road, Suite 301 Bannockburn, IL 60015 (847) 291-1717 ILNOTICES@logs.com Attorney No: 776

Randal S. Berg (6277119) Michael N. Burke (6291435) Christopher A. Cieniawa (6187452)

Joseph M. Herbas (6277645) Michael Kalkowski (6185654) Laura J. Anderson (6224385) Jenna R. Vondran (6308109) Thomas Belczak (6193705)

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION. published 07/14, 07/21, 07/28/2021

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT COUNTY OF CHAMPAIGN, STATE OF ILLINOIS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CSFB HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-AGE1, PLAINTIFF(S),

-vs-
JOYCE E. WILSON, RICHARD WILSON, BENEFICIAL FINANCIAL I INC. SUCCESSOR BY MERGER TO BENEFICIAL ILLINOIS INC. D/B/A BENEFICIAL MORTGAGE CO. OF ILLINOIS AND CITY OF URBANA, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, Defendant(s).

Case No. 20 CH 17
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 August 27, 2021, 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

REAL ESTATE

August 27, 2021, 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: 601 EAST COLORADO, URBANA, IL 61801
P.I.N. 93-21-20-280-007
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.

Upon the sale being held and the purchaser tendering said bid in certified funds, a receipt of Sale will be issued and/or a Certificate of Sale as required, which will entitle the purchaser to a deed upon confirmation of said sale by the Court.

Commonly known as 1010 Alton Drive, Champaign, IL 61821
Permanent Index No.: 44-20-14-303-001
Improvements: Single Family Residential

The property will NOT be open for inspection prior to the sale and Plaintiff makes no representation as to the condition of the property.

The judgment amount was \$143,943.49. Prospective purchasers are admonished to check the court file and title records to verify this 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 Bid Amount contact: Sale Clerk LOGS Legal Group LLP 2121 Waukegan Road, Suite 301 Bannockburn, IL 60015 ILNOTICES@logs.com (847) 291-1717 BankUnited N.A.

One of Plaintiff's Attorneys LOGS Legal Group LLP Attorney for Plaintiff 2121 Waukegan Road, Suite 301 Bannockburn, IL 60015 (847) 291-1717 ILNOTICES@logs.com Attorney No: 776

Randal S. Berg (6277119) Michael N. Burke (6291435) Christopher A. Cieniawa (6187452)

Joseph M. Herbas (6277645) Michael Kalkowski (6185654) Laura J. Anderson (6224385) Jenna R. Vondran (6308109) Thomas Belczak (6193705)

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION. published 07/14, 07/21, 07/28/2021

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 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 August 27, 2021, 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.

Upon the sale being held and the purchaser tendering said bid in certified funds, a receipt of Sale will be issued and/or a Certificate of Sale as required, which will entitle the purchaser to a deed upon confirmation of said sale by the Court.

Commonly known as 1010 Alton Drive, Champaign, IL 61821
Permanent Index No.: 44-20-14-303-001
Improvements: Single Family Residential

The property will NOT be open for inspection prior to the sale and Plaintiff makes no representation as to the condition of the property.

REAL ESTATE

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 #6185808 Timothy R. Yuell - ARDC #6192172 Greg Elsnic - ARDC #6242847 Aaron Nevel - ARDC #6322724 175 North Franklin St. Suite 201 Chicago, Illinois 60606 (312) 357-1125 Pleadings@nevellaw.com SL # 17-03963 printed 07/21, 07/28, 08/04/2021

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT COUNTY OF CHAMPAIGN, STATE OF ILLINOIS PRIMELENDING, A PLAINSCAPITAL COMPANY, PLAINTIFF(S),

-vs-
DUSTIN R. BUSBOOM, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, VILLAGE OF RANTOUL, Defendant(s).

Case No. 20 CH 123
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 August 27, 2021, 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: 973 EASTVIEW DR., RANTOUL, IL 61866
P.I.N. 20-03-35-329-026
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.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that 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 representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, you may contact Lawrence M. Benjamin, REED SMITH LLP Plaintiff's Attorneys, 10 SOUTH WACKER DRIVE, SUITE 4000, CHICAGO, IL, 60606 (312) 207-3855.

THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.

REED SMITH LLP
10 SOUTH WACKER DRIVE, SUITE 4000
Chicago, IL, 60606
312-207-1000
Case Number: 20 CV 01428
TJSC# 41-1066

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
printed 07/21, 07/28, 08/04/2021

CSL BRIDLE BROOK, LLC Defendant

IN THE UNITED STATES DISTRICT COURT FOR THE CENTRAL DISTRICT OF ILLINOIS URBANA DIVISION FANNIE MAE PLAINTIFF,

-vs-
CSL BRIDLE BROOK, LLC Defendant

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).

REAL ESTATE

20 CV 01428
Judge Colin Stirling Bruce
NOTICE OF SPECIAL COMMISSIONER'S SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 14, 2021, an agent for The Judicial Sales