

Piatt County Court

Traffic Citations

Jasper J Milan, 33, Decatur, driving on revoked license, display plate attachment/1-2ND.
 Jasie L Brennan, 21, Bement, driving on suspended license, no valid registration/3RD & subq/1 yr.
 Kyler S Fox, 24, Decatur, speeding 26-34 mph over limit, operating uninsured motor vehicle.

Civil Cases

Contract \$2,500.01-
 \$10,000.00: First National Bank

of Omaha vs Carmela N Loera, Monticello, filed 4/13/2023.
 Contract-Damage more than \$10000 less than \$15000: Capital One, N A vs Chad Baldoni, Monticello, filed 4/19/2023.

Criminal Cases

Felony: Ryan B Burns, 46, Sidney, violate order/prior domestic battery.

Dissolution of Marriage

Dissolution (w/Child): Elizabeth J Pumphrey vs Shawn O Pumphrey, Clinton, filed 4/14/2023.

Dissolution (w/o Child): Amanda Miller vs Patrick Miller, Decatur, filed 4/18/2023.

Real Estate Transactions

Executor's Deed: Danny Joe Heckman Estate, Harralson Jean Ellen Exe., Heckman Danny Joe Estate granted an executor's deed to Schneider Marcia for Subdiv: WHITE HEATH L: 15 B: 9 P: OL., Subdiv: WHITE HEATH L: 16 B: 9 P: OL., Subdiv: WHITE HEATH L: 17 B: 9 P: OL., Subdiv: WHITE HEATH L: 18 B: 9 P: OL.

Mortgage: Schneider Marcia Bank and Trust for Subdiv: 9 P: OL., Subdiv: WHITE HEATH granted a mortgage to First WHITE HEATH L: 15 B: 9 P: OL., L: 17 B: 9 P: OL., Subdiv: WHITE State Bank Trust, First State Subdiv: WHITE HEATH L: 16 B: HEATH L: 18 B: 9 P: OL.

REAL ESTATE

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT DOUGLAS COUNTY, ILLINOIS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, PLAINTIFF, VS. WILLIAM BUTCHER, SPECIAL REPRESENTATIVE OF DAVID R GRABER SR., DECEASED; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS; DAVID I GRABER; ALAN GRABER; UNKNOWN HEIRS AND LEGATEES OF DAVID R GRABER, DEFENDANTS.
 NO. 22 FC 7
 205 SOUTH OAK STREET ARCOLA, IL 61910
 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 14, 2023, Sheriff of Douglas County will on 05/23/2023, in FIRST FLOOR ROTUNDA OF THE DOUGLAS COUNTY COURTHOUSE, TUSCOLA, IL, at 09:00 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. 01-14-04-431-003
 COMMONLY KNOWN AS:
 205 South Oak Street
 Arcola, IL 61910
 Description of Improvements: The property is a single family. The property has no garage. The exterior is wood siding. The color is yellow. I am unable to verify that the gas is on or off. The water is off. The property does not have a fence. The property is vacant. The Judgment amount was \$31,341.63. 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

REAL ESTATE

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# 22-100771L
 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.
 13216022
 printed 04/12, 04/19, 04/26/2023

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT DOUGLAS COUNTY, ILLINOIS U.S. BANK NATIONAL ASSOCIATION Plaintiff, -v- ANDREW J. KNOERLE, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendant
 2022 FC 4
 NOTICE OF SHERIFF SALE
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 23, 2023, the Sheriff of Douglas County will at 9:00 AM on May 30, 2023, at the Douglas County Courthouse, 401 South Center Street, Tus-

REAL ESTATE

cola, IL, 61953, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate:
 Commonly known as 104 INDIANA ST, HINDSBORO, IL 61930
 Property Index No. 03-16-06-338-002
 The real estate is improved with a single family residence.
 The judgment amount was \$74,280.97. Sale terms: 10% down of the highest bid by certified funds at the close of the auction; the balance, 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.
 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. 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).
 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, contact Plaintiff's attorney: CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC, 205 N. MICHIGAN SUITE 810, CHICAGO, IL, 60601, (561) 241-6901. Please refer to file number 22-001474. E-Mail: ILMAIL@RASLG.COM
 Case # 2022 FC 4
 13218645
 printed 04/26, 05/03, 05/10/2023

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