

IN THE CIRCUIT COURT OF THE SECOND JUDICIAL CIRCUIT  
JEFFERSON COUNTY, ILLINOIS

U.S. BANK NATIONAL ASSOCIATION,  
PLAINTIFF,

VS.  
ERIC T SHAFER; KATIE SHAFER,  
DEFENDANTS.

NO. 2024 FC 28  
12460 EAST BETHEL ROAD  
MOUNT VERNON, IL 62864  
JUDGE  
PRESIDING JUDGE

**FILED**  
SECOND JUDICIAL COURT

OCT 20 2025

*Randy Allen*  
CLERK OF CIRCUIT COURT  
JEFFERSON COUNTY ILLINOIS

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,  
CONFIRMING THE SALE, AND EVICTION ORDER

This matter coming before the Court on Plaintiff's Motion for an Order Approving the Report of Sale and Distribution, Confirming the Sale, and Eviction Order in Plaintiff's suit to foreclose the mortgage against the following subject property:

Legal Description:

THE WEST HALF (W 1/2) OF TWO (2) - ACRES IN A SQUARE FORM IN THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVEN (7) IN TOWNSHIP THREE (3) SOUTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN; SUBJECT TO ALL PRIOR RESERVATIONS, CONVEYANCES AND RESTRICTIONS OF RECORDS FOR THE OIL, GAS, COAL AND OTHER MINERALS UNDERLYING THE SAME WITH ALL RIGHTS AND EASEMENTS IN FAVOR OF THE OWNER OF THE MINERAL ESTATE, EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD; SITUATED IN JEFFERSON COUNTY, ILLINOIS; 1986 PATRIOT DOUBLE WIDE MOBILE HOME VIN# 751AB. 1680SQ FEET.

Commonly known as: 12460 East Bethel Road  
Mount Vernon, IL 62864

PIN(s): 11-07-176-003

That the subject property is an occupied single family residential home.

That the contact information for the holder of the Certificate of Sale is as follows:

Holder of the Certificate of Sale: U.S. BANK NATIONAL ASSOCIATION  
Name: Kim Stewart  
Address: 425 Walnut St



Telephone Number: Cincinnati, OH 45202  
513-632-4234

That the Court upon review of the Sheriff's Report of Sale and Distribution, finds as follows:

- A. That the Sale and Distribution of Sale proceeds, was conducted in accordance with applicable law and the Judgment of Foreclosure and Sale;
- B. The Notice of Sale, required in accordance with 735 ILCS 5/15-1507(c), has been given;
- C. The terms of the Sale were conscionable;
- D. The Sale was conducted without fraud; and
- E. That Justice was done.

That the Court enters an order as follows:

- 1. That the Report of Sale and Distribution is approved.
- 2. That the proceeds of the Sale are to be distributed in accordance with the Sheriff's Report of Sale and Distribution.
- 3. That the mortgagee's fees and costs arising between the entry of the judgment of foreclosure and the confirmation hearing are approved.
- 4. That a surplus, if any, shall be held by the Sheriff until further Order of Court.
- 5. That the Judicial Sale held on September 17, 2025 is confirmed.
- 6. Pursuant to 735 ILCS 5/15-1509, following entry of this Order and provided that full payment of the bid amount has been made, the Sheriff shall execute and deliver to the holder of the Certificate of Sale or its assign(s) a deed sufficient to convey title to the subject property.
- 7. That the Deed issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Deed issued hereunder without any exemption stamp.
- 8. That the holder of the Certificate of Sale or its assign(s) is entitled to and shall be entitled to possession of the subject premises 30 days after entry of this Order, without further Order of Court, as provided by 735 ILCS 5/15-1701.

9. That 735 ILCS 5/9-117 is not applicable to this Order.
10. That the Sheriff of Jefferson County is directed to place holder of the Certificate of Sale or its assign(s) in possession of the premises commonly known as 12460 East Bethel Road, Mount Vernon, IL 62864.
11. That the Sheriff is further directed to evict and dispossess ERIC T SHAFER; KATIE SHAFER from the premises commonly known as 12460 East Bethel Road, Mount Vernon, IL 62864.
12. That no occupants other than the individuals named in this Eviction Order may be evicted without a Supplemental Eviction Order or an order from the Forcible Entry and Detainer Court.
13. That there shall be an in rem deficiency in the amount of \$2,436.14.

Date: 10/20/25

ENTER:

  
\_\_\_\_\_  
JUDGE

McCalla Raymer Leibert Pierce, LLP, Attorney for Plaintiff  
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