IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCU

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT WINNEBAGO COUNTY, ILLINOIS

Westlake Village Master Home Association	owners)	
	Plaintiff,)	
VS.)	No. 2024FC43
Catrina Nixon, Charles Virgin)	
)	
	Defendant.)	

CERTIFICATE OF SALE

I, Winnebago County Sheriff, of Winnebago County, Illinois do hereby certify, that pursuant to a Judgment of Foreclosure and Sale entered herein, the plaintiff duly advertised in compliance with 735 ILCS 5/15-1507(c), the following described real estate to be sold at public auction to the highest bidder for cash on May 19, 2025 at 10:00 a.m.

Whereupon, Michael Chaneske offered and bid the sum of \$5,293.00, and that being the highest and best bid, an agent of the Winnebago County Sheriff accordingly struck off and sold to said bidder the following described real estate:

LOT 247 AS DESIGNATED UPON PLAT NO. 3 OF WESTLAKE VILLAGE SUBDIVISION, BEING A REPLAT OF LOT 136 OF PLAT NO. 1 OF WESTLAKE VILLAGE AND PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 44 OF PLATS ON PAGE 36B AS DOCUMENT NO. 0275410 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

PIN: 09-25-176-014

Said property is commonly known as 4162 Westridge Drive, Winnebago, Winnebago County, IL.

This Certificate of Sale is issued subject to confirmation of sale at which time the holder of this Certificate of Sale will be entitled to a deed.

Respectfully submitted this June 16, 2025.

Ag C-

Winnebago County Sheriff

By: Optur Codem

#6339745

COSTELLO SURY & ROONEY

One Lincoln Centre, Suite 1670 Oakbrook Terrace, Illinois 60181 (630) 690-6446

E-Mail: LLT@csrlawfirm.com

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS COUNTY OF WINNEBAGO

The Winnebago Chronicle, a successor publication to the Winnebago County News Bulletin, is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of Rockford, county of Winnebago, State of Illinois, is of general circulation throughout that county and surrounding areas, and is a newspaper as defined by 715 ILCS 5/5.

This notice, a copy of which is attached, was published three times in the Winnebago Chronicle namely one time per week for three successive weeks.

The first publication of the notice was made in the newspaper, dated and published on April 09, 2025 and the last publication was April 23, 2025. The notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, the Winnebago Chronicle has signed this certificate by its registered agent.

The Winnebago Chronicle

By:

Registered Agent

LEGAL NOTICE

LEGAL NOTICE -Published 04/09, 04/16, 04/23-

IN THE CIRCUIT COURT OF THE 17th JUDICIAL CIRCUIT WINNEBAGO COUNTY.

ILLINOIS

WESTLAKE VILLAGE MASTER HOA

PLAINTIFF

VIRGIN

DEFENDANTS NO. 24FC43

OF REAL ESTATE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of the subject premises.

of Foreclosure and Sale entered in The property will NOT be open for the above cause on 10/31/2024, inspection and Plaintiff makes no Sheriff Gary Caruana of Winnebago County will sell the mortgaged real estate described below to the highest bidder in an online auction, located to verify all information,

https://WinnebagoCountySheriffil_roup.com/

Bidding will begin on 05/19/2025 10:00 AM CDT and will remain open until at least 05/21/2025 10:00 AM CDT. The auction's end date are placed within the last two (2) extensions of time will continue until at least three (3) minutes elapse with no bidding

The notice of sale relates to the following described mortgaged real MORTGAGE FORECLOSURE following described mortgaged real

Legal Description: 8174-951809
LOT 247 AS DESIGNATED
UPON PLAT NO. 3 OF
WESTLAKE VILLAGE SUBDIVISION, BEING REPLAT OF LOT 136 OF PLAT NO. 1 OF WESTLAKE VILLAGE AND PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 44 OF PLATS ON PAGE 36B AS DOCUMENT NO. 0275410 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS. PIN: 09-25-176-014

Improved with a: Single Family COMMONLY KNOWN AS: 4162 Westridge Drive, Winnebago, IL

Sale Terms: The winning bidder must pay the full bid amount within 24 hours of the auction's end. Accepted payment methods include certified or cashier's check, Personal checks are not accepted.

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 will NOT be open for inspection.

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 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-

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 Mortgagor, the Mortgagee or the Mortgagee's attorney,

Upon payment in full of the amount VS. bid, the purchaser shall receive a CATRINA NIXON, CHARLES Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after Confirmation of the DEFENDANTS sale. The successful purchaser has NOTICE OF SHERIFF'S SALE the sole responsibility/expense of evicting any tenants or other individuals presently in possession

> representation as to the condition of the property, Prospective bidders are admonished to check the Court file

> For information: Examine the court file or contact Plaintiff's attorney: Costello Sury & Rooney One Lincoln Centre, Ste 1670

Oakbrook Terrace, Illinois, 60181 (630) 690-6446

Please refer to file number 24FC43 and time will be extended IF YOU ARE THE MORTGAGOR automatically if one or more bids (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN minutes of the auction. These POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS

> LAW. 8174-951809

REAL ESTATE FOR SALE

REAL ESTATE FOR SALE -Published 04/09, 04/16, 04/23-IN THE CIRCUIT COURT OF THE 17th JUDICIAL CIRCUIT WINNEBAGO COUNTY,

ILLINOIS WESTLAKE VILLAGE MASTER HOA

PLAINTIFF

OF REAL ESTATE

of Foreclosure and Sale entered in LAW. the above cause on 10/31/2024, 8174-951809 Sheriff Gary Caruana of Winnebago 006-301082 County will sell the mortgaged real estate described below to the highest bidder in an online auction, located

https://WinnebagoCountySheriffil.roup.com/

Bidding will begin on 05/19/2025 10:00 AM CDT and will remain open until at least 05/21/2025 [0:00 AM CDT. The auction's end date and time will be extended automatically if one or more bids are placed within the last two (2) minutes of the auction. These extensions of time will continue until at least three (3) minutes elapse with no bidding.

The notice of sale relates to the

COMMONLY KNOWN AS: 4162 Westridge Drive, Winnebago, IL 61088

PIN: 09-25-176-014

Improved with a: Single Family Sale Terms: The winning bidder must pay the full bid amount within 24 hours of the auction's end. Accepted payment methods include certified or cashier's check, Personal checks are not accepted.

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 will NOT be open for inspection.

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 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-

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 Mortgagor, 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,

For information: Examine the court file or contact Plaintiff's attorney: Costello Sury & Rooney

One Lincoln Centre, Ste 1670 Oakbrook Terrace, Illinois, 60181 (630) 690-6446

Please refer to file number 24FC43 IF YOU ARE THE MORTGAGOR CATRINA NIXON, CHARLES (HOMEOWNER), YOU HAVE VIRGIN THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS NO. 24FC43 AFTER ENTRY OF AN OR NOTICE OF SHERIFF'S SALE OF POSSESSION. AFTER ENTRY OF AN ORDER ACCORDANCE WITH SECTION PUBLIC NOTICE IS HEREBY 15-1701(C) OF THE ILLINOIS
GIVEN that pursuant to a Judgment MORTGAGE FORECLOSURE

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT WINNEBAGO COUNTY, ILLINOIS

Westlake Village Master Hom Association	eowners)	
Association	Plaintiff,	į	
vs.)	No. 2024FC43
Catrina Nixon, Charles Virgin)	
	Defendant. RECEIPT C)))F SALE	

I, Winnebago County Sheriff, of Winnebago County, Illinois do hereby certify, that pursuant to a Judgment of Foreclosure and Sale entered herein, the plaintiff duly advertised in compliance with 735 ILCS 5/15-1507(c), the following described real estate to be sold at public auction to the highest bidder for cash on May 19, 2025 at 10:00 a.m.

Whereupon, Michael Chaneske offered and bid the sum of \$5,293.00, and that being the highest and best bid, an agent of the Winnebago County Sheriff accordingly struck off and sold to said bidder the following described real estate:

LOT 247 AS DESIGNATED UPON PLAT NO. 3 OF WESTLAKE VILLAGE SUBDIVISION, BEING A REPLAT OF LOT 136 OF PLAT NO. 1 OF WESTLAKE VILLAGE AND PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 44 OF PLATS ON PAGE 36B AS DOCUMENT NO. 0275410 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

PIN: 09-25-176-014

Said property is commonly known as 4162 Westridge Drive, Winnebago, Winnebago County, IL.

The Winnebago County Sheriff has this day received as full payment from said bidder in the amount of \$5,293.00.

Respectfully submitted this June 16, 2025.

Winnebag County Sheriff

#6339745

COSTELLO SURY & ROONEY

One Lincoln Centre, Suite 1670 Oakbrook Terrace, Illinois 60181 630-690-6446

E-mail: LLT@csrlawfirm.com

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT WINNEBAGO COUNTY, ILLINOIS

Westlake Village Master Home	owners)	
Association)	
)	
	Plaintiff,)	
)	N 2024EC42
vs.)	No. 2024FC43
Carlo Ni Ci i Ni ci)	
Catrina Nixon, Charles Virgin)	
)	
)	
	Defendant.)	

SHERIFF'S REPORT OF SALE AND DISTRIBUTION

I, Winnebago COUNTY SHERIFF, of Winnebago County, Illinois respectfully report that a public sale of real estate was held pursuant to a judgment entered in the above case on October 31, 2024.

That notice of the sale was properly advertised in a newspaper published regularly in Winnebago County, Illinois. A Certificate of Publication with a printed copy of the notices is attached hereto.

The public sale was advertised to be held on May 19, 2025, at an online platform, Roup.com.

At that time and place, I offered for sale the following described real estate to the highest bidder for cash, in accordance with the advertisement.

Thereupon, Michael Chaneske bid the sum of \$5,293.00. That being the highest bid, I sold to that bidder, for that sum of money, the following real estate:

LOT 247 AS DESIGNATED UPON PLAT NO. 3 OF WESTLAKE VILLAGE SUBDIVISION, BEING A REPLAT OF LOT 136 OF PLAT NO. 1 OF WESTLAKE VILLAGE AND PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 44 OF PLATS ON PAGE 36B AS DOCUMENT NO. 0275410 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

Said property is commonly known as 4162 Westridge Drive, Winnebago, Winnebago County, IL.

That upon confirmation of this sale, I will execute and deliver to said successful bidder a deed to said bidder in accordance with said judgment and law.

That the proceeds will, upon confirmation of the sale, be disbursed as follows:

To the Plaintiff:

1.	Total amount due under judgment	\$2,793.00
2.	Interest thereon (excluding attorney's fees) from the date of judgment (10/31/2024)	#107.40
	to date of sale (5/19/2025) at 5%	\$107.49
3.	Publication Costs	\$575.00
4.	Advances included in Judgment a. Post Judgment Foreclosure Attorney Fees b. Notice of Entry of Default	\$550.00 \$51.44
5.	Post judgment common expenses and late fees from the date of judgment (10/31/2024) to date of sale (5/19/2025)	\$710.00
6.	Costs of Sale	\$1,000.00
SU	OTAL AMOUNT DUE PLAINTIFF OCCESSFUL BID AMOUNT ORPLUS OR DEFICIANCY	\$5,786.93 \$5,293.00 -493.93

Respectfully submitted this June 16, 2025.

Winnebago County Sheriff

#6339745

COSTELLO SURY & ROONEY One

Lincoln Centre, Suite 1670 Oakbrook Terrace, Illinois 60181

(630) 690-6446

E-mail: LLT@csrlawfirm.com