

STATE OF ILLINOIS
IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
COUNTY OF WINNEBAGO

CAPITAL DEVELOPMENT, LLC,)	
)	
Plaintiff,)	
)	
vs.)	Case No. 2024 FC 340
)	
JOHN SLATER; FOUR RIVERS SANITATION)	
AUTHORITY; CAPITAL ONE, NATIONAL)	
ASSOCIATION F/K/A CAPITAL ONE BANK)	
(USA), N.A.; FIRST NORTHERN CREDIT UNION;)	
XGEN, LLC; GETZ FIRE EQUIPMENT COMPANY;)	
UNKNOWN OWNERS and NON-RECORD)	
CLAIMANTS,)	
)	
Defendants.)	

SHERIFF'S CERTIFICATE OF SALE

The undersigned Sheriff of Winnebago County hereby certifies that pursuant to a Judgment of Foreclosure and Sale entered herein, the following described real estate was advertised to be sold at public venue to the highest bidder in an on-line auction located at <https://WinnebagoCountySheriff-il.roup.com/>, in which bidding began on August 25, 2025, at 10:00 a.m. CDT, and remained open until August 27, 2025, at 10:00 a.m. CDT, and at said time and place I offered said premises for sale to the highest bidder. Subject to any and all outstanding real estate taxes.

Whereupon, Capital Development, LLC, bid the sum of \$450,000.00, and that being the highest and best bid, I sold to said bidder the following described real estate:

A part of the Southeast Quarter (1/4) of Section 32, Township 45 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at a point on the North line of said Quarter (1/4) Section, which point is thirty-three (33) feet Westerly of and measured perpendicular to the center line of a highway running Northerly and Southerly through said Quarter (1/4) Section, designated as State Route #173 (State Aid Route #7) as now laid out; thence Southerly, parallel with the center line of said highway a distance

of one hundred eighty-four and seventy-five hundredths (184.75) feet to the center line of a creek running Northwesterly through said Quarter (1/4) Section; thence Northwesterly along the center line of said creek, a distance of three hundred forty and seventy hundredths (340.70) feet to the North line of said Quarter (1/4) Section; thence East along the North line of said Quarter (1/4) Section, a distance of three hundred forty-one and twenty-five hundredths (341.25) feet to the place of beginning; EXCEPTING the right of the State of Illinois, Department of Public Works & Buildings Division of Highways, to maintain and clean the aforesaid creek over a right of way, fifty (50) feet in width, measured perpendicular to and twenty-five (25) feet Northerly of and twenty-five (25) feet Southerly of the center line of said creek; FURTHER EXCEPTING THEREFROM that part to the People of Winnebago County by Warranty Deed recorded February 26, 1992 on Microfilm No. 9211-2464; situated in the County of Winnebago and State of Illinois.


Commonly known as: 7784 Forest Hills Road, Loves Park, Illinois 61111

PINs: 08-32-426-010

Said purchaser will be entitled to a deed for said premises upon confirmation of said sale

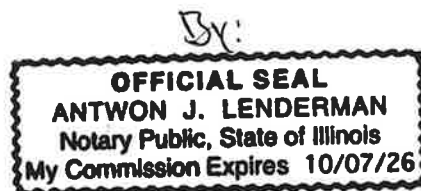
by Order of Court.

Dated this 29th day of August, 2025.



Sheriff of Winnebago County

RENO & ZAHM LLP
Ryan T. Straw (#6297723)
2902 McFarland Rd., Suite 400
Rockford, IL 61107
(815) 987-4050
rts@renozahm.com



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RECEIPT FOR AMOUNT BID

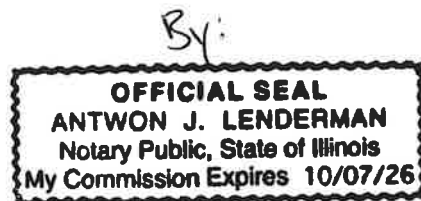
NOW COMES the Sheriff of Winnebago County and acknowledges that the successful bidder at the foreclosure sale on-line auction was Capital Development, LLC, which is also the mortgagee, who credit bid the total sum of \$450,000.00. Said bid being subject to any and all outstanding real estate taxes.

Dated this 29th day of August, 2025.



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REPORT OF SALE

Pursuant to the Judgment of Foreclosure and Sale entered herein, the undersigned Sheriff of Winnebago County reports as follows:

1. That at the time and place designated for the sale ordered herein, the undersigned offered said premises (7784 Forest Hills Road, Loves Park, Illinois 61111) for sale to the highest bidder, Capital Development, LLC, who bid the sum of \$450,000.00, and that being the highest bid offered, I sold said real estate to said highest bidder. Said bid being subject to any and all outstanding real estate taxes.

2. That said purchaser tendered to the undersigned the amount of said bid.

3. That the amount of said bid caused a deficiency balance in the amount of \$150,832.04 due to Plaintiff, calculated as follows:

A. The amount due under the Judgment\$575,168.61

B. Attorney's fees and costs due under the Judgment.....\$10,486.22

C. Interest from the date of Judgment\$13,614.95
D. Publication Costs.....\$550.00
E. Sherriff's Sale fees\$1,012.26
F. Total due Plaintiff.....\$600,832.04
G. Less bid amount\$450,000.00
H. Deficiency.....\$150,832.04

4. That the undersigned has executed and delivered to the purchaser a Certificate of Sale and has caused to be filed in the office of the Recorder of Deeds of Winnebago County the original or a duplicate original of said Certificate.

5. It is also reported:

- A. That notice was given as required in accordance with 735 ILCS 5/15-1507(c), and as provided in paragraph "G" of the Judgment of Foreclosure and Sale.
- B. That the terms of the sale were fair and not unconscionable.
- C. That the sale was conducted fairly and without fraud.
- D. That justice was done by the sale.

Dated this 29th day of August, 2025.

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