

IN THE CIRCUIT COURT OF THE 3RD JUDICIAL CIRCUIT
MADISON COUNTY, ILLINOIS

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR RCF 2 ACQUISITION TRUST

PLAINTIFF,

v.

LONZO J. NELSON; SHERRY A. NELSON; ILLINOIS
DEPARTMENT OF REVENUE

DEFENDANTS.

Case No.: 2024FC000412

PROPERTY ADDRESS:
10 ARBOR SPRINGS
TROY, IL 62294

REPORT OF SALE AND DISTRIBUTION

I, the undersigned, an authorized signatory for Sheriff of Madison County, do hereby report that:

That pursuant to a Judgment of Foreclosure and Sale entered herein, the plaintiff advertised the following described real estate to be sold via an online auction, located at <https://MadisonCountySheriff-IL.roup.com/> to the highest bidder from November 17, 2025 at 10:00 AM CST through November 19, 2025 at 10:00 AM CST, as set forth in the certificate of publication attached hereto and made a part hereof;

That the property was offered for sale at an online auction to the highest bidder on the terms specified in said advertisement;

That Gravitas Capital Investments, being the highest bidder, offered and bid therefor the sum of \$167,479.19 and that being the highest and best bid, an Sheriff of Madison County accordingly struck off and sold to said bidder the following described real estate:

LOT 20 IN TURTLE CREEK IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL
MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT
CABINET 60 PAGE 3 IN MADISON COUNTY, ILLINOIS, (EXCEPT COAL
UNDERLYING SAID PREMISES WITH THE RIGHT TO MINE AND
REMOVE SAME) IN MADISON COUNTY ILLINOIS.

Commonly known as: 10 ARBOR SPRINGS, TROY, IL 62294

Tax ID # 09-2-22-16-07-201-020

I, the undersigned, an authorized signatory for the Sheriff of Madison County, selling officer appointed in the matter captioned above, do hereby further report:

That the Sheriff of Madison County has executed and delivered to said successful bidder, any insurers, investors, successors, assignees, and agents of the Plaintiff to said bidder its Receipt(s) of Sale, copies of which are attached hereto, along with a copy of the Certificate of Sale (if any) delivered to said bidder.

That upon confirmation of this sale, the Sheriff of Madison County will execute and deliver to said successful bidder, any insurers, investors, successors, assignees, and agents of the Plaintiff a Deed to said bidder in accordance with said judgment and law.

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

To the plaintiff:

1. The amount due under Judgment	\$154,658.94
2. Interest thereon (excluding attorney's fees)	\$3,589.08
From date of judgment (08/12/2025) to Sale (11/17/2025)	
at 9% per annum	
3. Publication cost	\$575.00
4. Advances not included in judgment	
Inspection	\$150.00
Escrow	\$6,206.17
Total Advances	\$6,356.17

Subtotal	\$165,179.19
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To the Sheriff, as commission	\$ <u>600.00</u>
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Roup.com (Online Auction) Fee	\$ <u>400.00</u>
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Total Amount Due to Plaintiff	\$166,179.19
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Successful Bid Amount	\$167,479.19
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Surplus or (Deficiency)	\$ <u>1,300.00</u>
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Respectfully submitted,

The Sheriff of Madison County

By: _____
Agent thereof

Attorney File Number:
24-262986

Email:
ILsales@raslg.com