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By: LE

Susann W. McGee
CLERK OF THE CIRCUIT COURT
CHAMPAIGN COUNTY, ILLINOIS

IN THE CIRCUIT COURT FOR THE 6TH JUDICIAL CIRCUIT
CHAMPAIGN COUNTY, ILLINOIS

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS TRUSTEE ON
BEHALF OF PRP 2022-INV1 TRUST,

PLAINTIFF

Vs.

FLOOR TO ROOF ENTERPRISES LLC;
Timothy Muhammad; Miao Lin; City of Urbana;
Unknown Owners and Nonrecord Claimants,

DEFENDANTS

No. 2025FC000004

Property Address:
1405 Stout Drive, Urbana, IL 61802

**ORDER APPROVING REPORT OF SALE AND
DISTRIBUTION, CONFIRMING SALE AND ORDER TO EVICT**

This cause comes to be heard on Plaintiff's motion for the entry of an order approving the Report of Sale and Distribution, confirming the sale of the mortgaged real estate that is the subject of the matter captioned above and described as:

Lot 8 in Amos Stout's First Addition to Urbana as per plat recorded in Plat Book "N" at Page 129, situated in Champaign County Illinois.

Commonly known as: 1405 Stout Drive, Urbana, IL 61802
PIN: 92-21-16-178-007

Due notice of said motion having been given, the Court having examined said report, and being fully advised in the premises, FINDS:

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That said sale was fairly and properly made;

That Sheriff of CHAMPAIGN County, Illinois, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and;

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment;

That there shall be an IN REM deficiency judgment entered in the sum of \$38,991.96, with interest thereon as provided by statute against the subject property as provided by Section 1508(e) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1508(e)) and that execution may issue;

That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this order; and

That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title.

IT IS FURTHER ORDERED:

That the successful bidder, is entitled to and shall have possession of the mortgaged real estate no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701), and;

That in the event possession is so withheld, the Sheriff of CHAMPAIGN County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order, Timothy Muhammad

and Floor to Roof Enterprises LLC, from the mortgaged real estate commonly known as 1405 Stout Drive Urbana, IL 61802 without further Order of Court;

The sheriff is directed to use any and all such force as may be necessary to cause possession of the premises to be surrendered to the Plaintiff and to ensure that the Plaintiff is able to take possession thereof and securing possession to the Plaintiff.

That the Municipality or County may contact the below with concerns about the real property: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF PRP 2022-INV1 TRUST, c/o BSI Financial Services, 4200 Regent Blvd, B200. Irving, Texas 75063.

That there is no just cause for delay in the enforcement of or appeal from this order.

JUDGE: /s/ Jason Bohm

DATED: 3/9/2026

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