

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT
MADISON COUNTY, ILLINOIS

PENNYMAC LOAN SERVICES, LLC,
PLAINTIFF,

VS.

MICHAEL DIAZ, SPECIAL
REPRESENTATIVE OF ROSEMARY
SYBERT, DECEASED; UNKNOWN
OWNERS AND NON-RECORD
CLAIMANTS; HANNAH SYBERT;
RANDALL SYBERT; HANNAH SYBERT
AS NEXT FRIEND OF B.S.; UNKNOWN
HEIRS AND LEGATEES OF ROSEMARY
SYBERT,
DEFENDANTS.

NO. 2025FC000130
3503 MARYVILLE ROAD
GRANITE CITY, IL 62040
JUDGE
PRESIDING JUDGE

FILED

MAY 19 2026

CLERK OF CIRCUIT COURT #45
THIRD JUDICIAL CIRCUIT
MADISON 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:

LOT 7 IN "HOLIDAY GARDENS NO. 3", ACCORDING TO THE PLAT THEREOF RECORDED IN THE PLAT CABINET 54 PAGE 141 IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS.

EXCEPT COAL, OIL, GAS AND OTHER MINERALS.

Commonly known as: 3503 Maryville Road
Granite City, IL 62040

PIN(s): 22-2-20-09-06-104-007

That the subject property is an occupied single family residence.

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

Holder of the Certificate of Sale: JOHN BRADLEY WALLACE



Name: JOHN BRADLEY WALLACE
Address: 4768 NAMEOKI
GRANITE CITY, IL 62040
Telephone Number: (618) 975-7112

That the Court upon review of the Selling Officer'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.

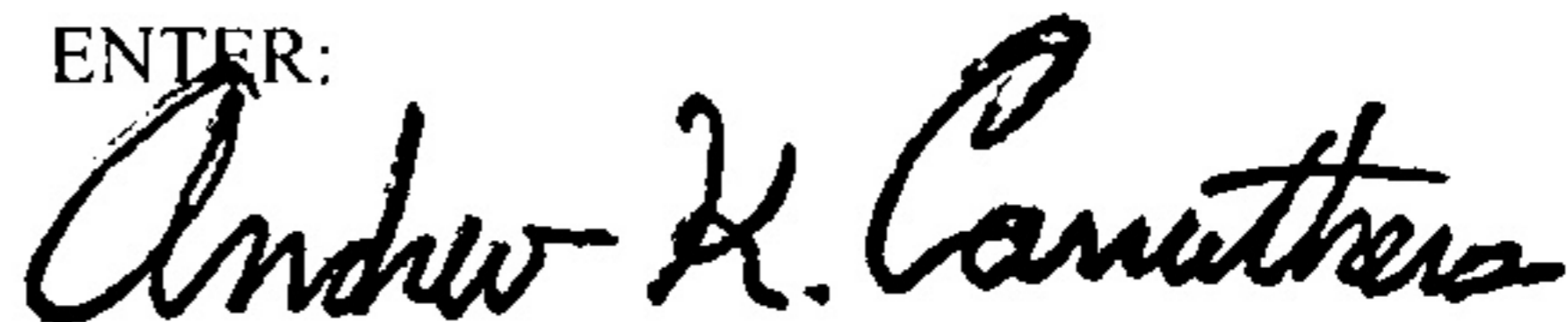
That the Court enters an order as follows:

- 1. That the Sheriff's Report of Sale and Distribution is approved.
- 2. That the mortgagee's fees and costs arising between the entry of the judgment of foreclosure and the confirmation hearing are approved.
- 3. That the proceeds of the Sale are to be distributed in accordance with the Sheriff's Report of Sale and Distribution, and that \$107,343.78 be paid to PENNYMAC LOAN SERVICES, LLC pursuant to the Sheriff's Report of Sale and Distribution.
- 4. That the Sheriff shall turn over any surplus, \$856.22 to the Clerk of the Circuit Court to be held by the Clerk of the Circuit Court until further Order of Court.
- 5. That the Judicial Sale held on April 8, 2026 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 upon request by the Certificate of Sale or its assign(s) 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 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.
8. That 735 ILCS 5/9-117 is not applicable to this Order.
9. That the Sheriff of Madison County is directed to place holder of the Certificate of Sale or its assign(s) in possession of the premises commonly known as:
3503 Maryville Road, Granite City, IL 62040
10. That the Sheriff is further directed to evict and dispossess, HANNAH SYBERT;
RANDALL SYBERT from the premises commonly known as 3503 Maryville Road,
Granite City, IL 62040.
11. 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.
12. In the case of a surplus (a) that the sheriff shall immediately turn over surplus funds to the Clerk of the Court; and (b) that counsel for movant shall notify the mortgagor, by letter, of the surplus, specifying that the funds may be obtained by petition and notifying the mortgagor(s) as to the procedures for doing so. Counsel for the movant must include the official court surplus request form with the notification.

Date: 19 May 2024

ENTER:



JUDGE

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