

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

PENNYMAC LOAN SERVICES, LLC,
PLAINTIFF,

VS.

MICHAEL DIAZ, SPECIAL
REPRESENTATIVE OF PAUL A
CROUCH, DECEASED; UNKNOWN
HEIRS AND LEGATEES OF PAUL
CROUCH; VICKIE GOODWIN A/K/A
VICKY GOODWIN A/K/A VICKY S
GOODWIN; UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS; RUTH A
HEATHER A/K/A RUTH A BRADFORD;
PAUL A CROUCH, JR.; BONNIE J
CROUCH; TRACY L CROUCH,
DEFENDANTS.

FILED

JUN 16 2026

NO. 2025FC11

305 HELVETIA STREET
GREENVILLE, IL 62246
JUDGE

PRESIDING JUDGE

Randi Westman

CLERK OF THE CIRCUIT COURT
3rd Judicial Circuit, Bond County, IL

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 TEN (10) IN WOODLAWN, AN ADDITION TO THE CITY OF
GREENVILLE, SITUATED IN THE CITY OF GREENVILLE, BOND
COUNTY, ILLINOIS.

Commonly known as: 305 Helvetia Street
Greenville, IL 62246

PIN(s): 05-30-14-102-009

That the subject property is an occupied single family residential home.

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

Holder of the Certificate of Sale: CURTIS GRANT
Name: CURTIS GRANT



Address: APT 101 619 MAIN STREET
KEOKUK, IA 52632
Telephone Number: (217) 617-0996

That the Court upon review of the Sheriff'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.

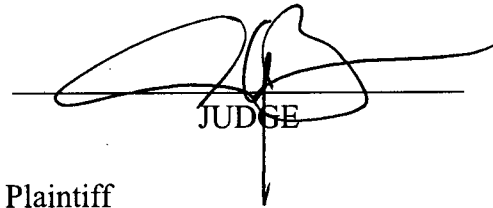
That the Court enters an order as follows:

1. That the Report of Sale and Distribution is approved.
2. That the proceeds of the Sale are to be distributed in accordance with the Sheriff's Report of Sale and Distribution, and that \$16,820.00 be paid to PENNYMAC LOAN SERVICES, LLC pursuant to the Report of Sale and Distribution.
3. That the mortgagee's fees and costs arising between the entry of the judgment of foreclosure and the confirmation hearing are approved.
4. That the Judicial Sale held on May 6, 2026 is confirmed.
5. 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 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.
6. 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.
7. That 735 ILCS 5/9-117 is not applicable to this Order.

8. That the Sheriff of Bond County is directed to place holder of the Certificate of Sale or its assign(s) in possession of the premises commonly known as 305 Helvetia Street, Greenville, IL 62246.
9. That the Sheriff is further directed to evict and dispossess, VICKIE GOODWIN A/K/A VICKY GOODWIN A/K/A VICKY S GOODWIN; RUTH A HEATHER A/K/A RUTH A BRADFORD; PAUL A CROUCH, JR.; BONNIE J CROUCH; TRACY L CROUCH. from the premises commonly known as 305 Helvetia Street, Greenville, IL 62246.
10. 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.
Date: 6.16.26

ENTER:


JUDGE

McCalla Raymer Leibert Pierce, LLP, Attorney for Plaintiff
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File No. 25-21716IL-1250888