

IN THE CIRCUIT COURT OF THE 14TH JUDICIAL CIRCUIT
ROCK ISLAND COUNTY, ILLINOIS

LAKEVIEW LOAN SERVICING, LLC,

PLAINTIFF,

v.

DONALD P. GUSTMAN; UNITED
STATES OF AMERICA ACTING BY AND
THROUGH ITS AGENCY THE
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT; ILLINOIS
DEPARTMENT OF REVENUE

DEFENDANTS.

Case No.: 2025FC214

PROPERTY ADDRESS:
1210 NORTH SHORE DRIVE,
MOLINE, IL 61265

CERTIFICATE OF SALE

I, the undersigned, an authorized signatory for the Sheriff of ROCK ISLAND County appointed in the matter captioned above, do hereby certify, that pursuant to a Judgment of Foreclosure entered herein, the plaintiff duly advertised in compliance with 735 ILCS 5/15-1507(c), the following described real estate to be sold via an online auction, located at [https://ROCK ISLANDcounty-sheriff-IL.roup.com/](https://ROCK_ISLANDcounty-sheriff-IL.roup.com/), to the highest bidder from September 21, 2026 at 10:30 am through September 23, 2026 at 10:00AM.

That the property was offered for sale at a public sale to the highest bidder on the terms specified in said advertisement;

Whereupon, Plaintiff, LAKEVIEW LOAN SERVICING, LLC offered and bid therefor the sum of \$131,288.51 and that being the highest and best bid, an agent of the Sheriff of ROCK ISLAND County accordingly struck off and sold to said bidder the following described real estate:

LOT NUMBER THIRTEEN (13) IN "NORTH SHORE 2ND ADDITION", A SUBDIVISION OF A PART OF THE SOUTH ONE-HALF (S 1/2) OF SECTION SEVENTEEN (17), TOWNSHIP NUMBER SEVENTEEN (17) NORTH, RANGE ONE (1) WEST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF ROCK ISLAND AND STATE OF ILLINOIS.

Commonly known as 1210 NORTH SHORE DRIVE, MOLINE, IL 61265

Property Index No. 17-17-401-020

This Certificate of Sale is issued subject to confirmation of sale at which time the holder of this Certificate of Sale will be entitled to a deed.

Witness my hand and seal on this day of , 2026

The Sheriff of ROCK ISLAND County,

By: _____
Agent thereof

Attorney File No.: 25-358477

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.

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RECEIPT OF SALE

I, the undersigned, an authorized signatory for the Sheriff of Rock Island County appointed in the matter captioned above, do hereby certify, that pursuant to a Judgment of Foreclosure entered herein, the plaintiff duly advertised in compliance with 735 ILCS 5/15-1507(c), the following described real estate to be sold via an online auction, located at <https://RockIslandcounty-sheriff-IL.roup.com/>, to the highest bidder from September 21, 2026 at 10:30 am through September 23, 2026 at 10:00AM.

Whereupon, Plaintiff, LAKEVIEW LOAN SERVICING, LLC offered and bid therefor the sum of \$131,288.51 and that being the highest and best bid, an agent of the Sheriff of Rock Island County accordingly struck off and sold to said bidder the following described real estate:

LOT NUMBER THIRTEEN (13) IN "NORTH SHORE 2ND ADDITION", A SUBDIVISION OF A PART OF THE SOUTH ONE-HALF (S 1/2) OF SECTION SEVENTEEN (17), TOWNSHIP NUMBER SEVENTEEN (17) NORTH, RANGE ONE (1) WEST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF ROCK ISLAND AND STATE OF ILLINOIS.

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Property Index No. 17-17-401-020

The Sheriff of Rock Island County has this day received full payment from said bidder in the amount of \$131,288.51.

The Sheriff of Rock Island County,

By: _____
Agent thereof

Attorney File No.: 25-358477

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.

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REPORT OF SALE AND DISTRIBUTION

I, the undersigned, an authorized signatory for the Sheriff of ROCK ISLAND County do hereby report:

That pursuant to a Judgment of Foreclosure entered herein, the plaintiff duly advertised in compliance with 735 ILCS 5/15-1507(c), the following described real estate to be sold via an online auction, located at [https://ROCK ISLANDcounty-sheriff-IL.roup.com/](https://ROCKISLANDcounty-sheriff-IL.roup.com/), to the highest September 21, 2026 at 10:30 am through September 23, 2026 at 10:00AM, 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 Plaintiff, LAKEVIEW LOAN SERVICING, LLC offered and bid therefor the sum of \$131,288.51 and that being the highest and best bid, the Sheriff of ROCK ISLAND County accordingly struck off and sold to said bidder the following described real estate:

LOT NUMBER THIRTEEN (13) IN "NORTH SHORE 2ND ADDITION", A SUBDIVISION OF A PART OF THE SOUTH ONE-HALF (S 1/2) OF SECTION SEVENTEEN (17), TOWNSHIP NUMBER SEVENTEEN (17) NORTH, RANGE ONE (1) WEST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF ROCK ISLAND AND STATE OF ILLINOIS.

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Property Index No. 17-17-401-020

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

That the Sheriff of ROCK ISLAND 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 ROCK ISLAND 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	\$ <u>122,200.38</u>
2. Interest thereon (excluding attorney's fees) From date of judgment (05/13/2026) to Sale (09/21/2026 – 09/23/2026) at 9% per annum	\$ <u>3,814.80</u>
3. Publication cost	\$ <u>575.00</u>
4. Advances not included in judgment	
Escrow	\$ <u>3,231.33</u>
Inspections	\$ <u>112.00</u>
Appraisal/BPO	\$ <u>355.00</u>
Total Advances	\$ <u>3,698.33</u>
Subtotal	\$ <u>130,288.51</u>
To the Sheriff, as commission	\$ <u>600.00</u>
Roup.com (Online Auction) Fee	\$ <u>400.00</u>

Total Amount Due to Plaintiff

\$ 131,288.51

Successful Bid Amount

\$ 131,288.51

Surplus or (Deficiency)

\$

Respectfully submitted,

The Sheriff of ROCK ISLAND County

By: _____
Agent thereof

Attorney File
Number: 25-358477
Email:
ILmail@raslg.com