

**IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT
JO DAVIESS COUNTY, ILLINOIS**

Apple Canyon Lake Property Owners'	)	
Association, an Illinois not-for-profit	)	
corporation	)	
	)	
Plaintiff,	)	
	)	
vs.	)	No. 2025FC47
	)	
James William Dinkheller, Norma Elizabeth	)	
Esteves,	)	
	)	
Defendant.	)	

SHERIFF'S REPORT OF SALE AND DISTRIBUTION

I, JO DAVIESS COUNTY SHERIFF, of Jo Daviess County, Illinois respectfully report that a public sale of real estate was held pursuant to a judgment entered in the above case on April 10, 2026.

That notice of the sale was properly advertised in a newspaper published regularly in Jo Daviess County, Illinois. A Certificate of Publication is attached hereto.

The public sale was advertised to be held on September 14, 2026, at <https://jodaviesscountysheriffil.roup.com/>.

At that time and place, I offered for sale the following described real estate to the highest bidder for cash, in accordance with the advertisement.

Thereupon, Apple Canyon Lake Property Owners Association bid the sum of \$4,545.84. That being the highest bid, I sold to that bidder, for that sum of money, the following real estate:

Lot 117 in General Grant Unit of Branigar's Apple Canyon Lake Subdivision, according to the Plat thereof recorded in Jo Daviess County, Illinois. Situated in the County of Jo Daviess, State of Illinois.

Said property is commonly known as 3A117 East Apple Canyon Road, Apple River, Jo Daviess County, IL 61001.

That upon confirmation of this sale, I will execute and deliver to said successful bidder a deed to said bidder in accordance with said judgment and law.

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

To the Plaintiff:

1. Total amount due under judgment	\$4,545.84
2. Interest thereon (excluding attorney's fees) from the date of judgment (4/10/2026) to date of sale (9/14/2026) at 5%	\$102.75
3. Publication Costs	\$575.00
4. Advances included in Judgment	
a. Post Judgment Foreclosure Attorney Fees	\$550.00
b. Notice of Entry of Default	\$11.00
5. Post judgment common expenses and late fees from the date of judgment (4/10/2026) to date of sale (9/14/2026)	\$0.00
6. Costs of Sale	\$1,000.00
 TOTAL AMOUNT DUE PLAINTIFF	 \$6,784.59
SUCCESSFUL BID AMOUNT	\$4,545.84
SURPLUS OR DEFICIENCY	-2,238.75

Respectfully submitted this Oct 1, 2026.

Jo Daviess County Sheriff

By: 

#6337687

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