

IN THE CIRCUIT COURT OF 8TH JUDICIAL CIRCUIT
PIKE COUNTY, PITTSFIELD, ILLINOIS

CARRINGTON MORTGAGE SERVICES, LLC
PLAINTIFF,

NO. 15 CH 14

-vs-

CHRISTINA L. HENRY; PORTFOLIO
RECOVERY ASSOCIATES, LLC;
DEFENDANTS

FILED
FEB 19 2016
Dedee Dugan
Clerk of the Circuit Court
Eighth Judicial Circuit, Pike County, IL

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION
AND ORDER OF POSSESSION AND ORDER FOR INPERSONAM DEFICIENCY AGAINST CHRISTINA L.
HENRY

THIS CAUSE coming on to be heard on Plaintiff's motion for the entry of an Order Approving the Report of Sale and Distribution filed by the duly appointed Sheriff and for an Order of Possession;

The Court having examined said report finds that the Sheriff has in every respect proceeded in accordance with the terms of this Court's Judgment, and that said sale was fairly and properly made, and that the proceeds derived therefrom were properly distributed, but were not sufficient to pay in full the amount due the Plaintiff, leaving a deficiency of \$28,257.26, together with interest thereon at the rate of nine percent per annum from the date of sale.

The Court having examined said report finds that the Sheriff has in every respect proceeded in accordance with the terms of this Court's Judgment, and that said sale was fairly and properly made, and that the proceeds derived there from were properly distributed.

IT IS ORDERED that the sale of the Property involved herein by said Sheriff, the distribution by him of the proceeds of sale, issuance of the Sheriff's Certificate of Sale and his Report of Sale and Distribution of proceeds of sale, be and the same are hereby approved and confirmed.

That the mortgagee's fees and costs arising between the entry of the judgment of foreclosure and the date of the confirmation hearing are approved, ratified and confirmed.

That the Sheriff shall execute and deliver to the successful bidder, pursuant to 735 ILCS 5/15-1507, a certificate of sale and a duplicate thereof to be recorded with the Recorder of Deeds of Pike County, Illinois.

That upon request by the successful bidder, the Sheriff shall execute and deliver to the successful bidder, pursuant to 735 ILCS 5/15-1509, a deed sufficient to convey title, provided that all required payments have been made.

That Carrington Mortgage Services, LLC is entitled to possession of the Property, commonly known as:

COMMENCING AT A POINT ON GRANT STREET, WHICH IS TWENTY-SIX (26) FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 9 IN LEE'S ADDITION TO THE TOWN, NOW CITY OF PITTSFIELD, RUNNING THENCE DUE NORTH A DISTANCE OF 116 FEET, RUNNING THENCE WEST TO CLINTON STREET A DISTANCE OF 72-1/2 FEET, RUNNING THENCE SOUTH A DISTANCE OF 116 FEET, RUNNING THENCE EAST TO THE PLACE OF BEGINNING A DISTANCE OF 72-1/2 FEET, SITUATED IN THE COUNTY OF PIKE, IN THE STATE OF ILLINOIS, EXCEPTING THEREFROM PART OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON GRANT STREET, SAID POINT BEING 26 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 9 IN LEE'S ADDITION TO THE TOWN, NOW CITY OF PITTSFIELD, ILLINOIS; THENCE NORTH A DISTANCE OF 12 FEET, THENCE WEST A DISTANCE

OF 67.5 FEET, THENCE NORTHWESTERLY A DISTANCE OF 7.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE SOUTHWEST CORNER OF LOT 8 IN SAID LEE'S ADDITION, THENCE SOUTH A DISTANCE OF 17 FEET, THENCE EAST A DISTANCE OF 72.5 FEET TO THE POINT BEGINNING.

Commonly known as 652 West Grant Street, Pittsfield, IL 62363

Permanent Index No.: 54-029-13

Effective 30 DAYS AFTER the entry of this order, the Sheriff of Pike County is directed to evict and dispossess Christina L. Henry from the subject Property.

IT IS FURTHER ordered that said Property is subject to a special right of redemption for 30 days after the entry of this order which will allow defendant to redeem at the sale price plus all additional costs and expenses incurred by the mortgagee as set forth in the report of sale and confirmed by the court, and interest at the statutory rate from the date the purchase price was paid or credited as an offset. That if said redemption occurs there will remain an In Rem deficiency in the amount of \$26,257.26 with the same lien priorities as to the underlying mortgage herein foreclosed without any rights of homestead.

IT IS FURTHER ordered that a Judgment In Personam shall be entered in favor of Plaintiff for the amount of \$26,257.26 against the following named persons, Christina L. Henry and a memorandum of Judgment shall issue without the right of homestead.

IT IS FURTHER ORDERED that there is no reason to delay enforcement of or appeal from this order.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer stamp.

Dated: 2-19-16

Entered: [Signature]

Judge

CERTIFICATE OF SALE AND/OR PURCHASER AT SALE INFORMATION

1. DATE OF SALE: January 15, 2016
2. NAME OF SUCCESSFUL PURCHASER: Carrington Mortgage Services, LLC
3. CONTACT PERSON: Chris Lechtanski
4. ADDRESS: 1610 E. St. Andrews Pl., #B150
Santa Ana, CA 92705
5. PHONE NUMBER: (949)-517-5371

Shapiro Kreisman & Associates, LLC
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Atty Jones