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To Whom It May Concern:

Enclosed please find a Lis Pendens and/or Order Confirming Sale that is required to be served on you pursuant to an Illinois law that went into effect March 1, 2010.

This law went into effect pursuant to Senate Bill 1894 and you may wish to check the Illinois General Assembly website as to the content of this law.

Our office will not be responsible for answering any questions with respect to this law and we would direct you to contact either your own attorney or your senator.

Very truly yours,

ANSELMO, LINDBERG & ASSOCIATES LLC

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT ANSELMO LINDBERG OLIVER LLC IS DEEMED TO BE A DEBT COLLECTOR FOR ITS RESPECTIVE CLIENTS AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

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

Freedom Mortgage Corporation

Plaintiff,

vs.

Unknown heirs and legatees of Jerry L. Foster aka  
Jerry Foster aka Jerry Lee Foster; Linda Holder; Debra  
Ward aka Debra Sue Ward; Janice Sidwell; Dustin  
Clark Special Representative for Jerry L. Foster aka  
Jerry Foster aka Jerry Lee Foster; Unknown Owners  
and Non-Record Claimants

Defendants.

CASE NO. 18 CH 23

604 South Clinton Street, Pittsfield, Illinois 62363

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,  
CONFIRMING SALE AND EVICTION ORDER**

THIS CAUSE comes to be heard on Plaintiff, Freedom Mortgage Corporation, motion for the entry of an Order Approving the Report of Sale and Distribution, confirming the sale of the premises, which are the subject of the matter captioned above described as:

SEE ATTACHED

Common Address: 604 South Clinton Street, Pittsfield, Illinois 62363

P.I.N.: 54-130-03

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

That all notices required by 735 ILCS 5/15-1507(e) were given;

That said sale was fairly and properly made;

That the said sale has in every respect proceeded in accordance with the terms of this Court's judgment and

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution are hereby approved, ratified and confirmed;

That the Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$48,850.50 and that execution issue thereof;

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

A deed shall be issued by the Officer conducting this sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509.

IT IS FURTHER ORDERED that this Deed to be issued hereunder is a transaction that is exempt from all transfer taxes or fees for stamps, either state or local, and the County Recorder of Deeds is ordered to permit immediate recording of the Deed issued hereunder without affixing any transfer stamps. No transfer stamp or exemption stamp shall be required before, at or after the time the deed issued hereunder is recorded.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises immediately from the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-170;

That 735 ILCS 5-9-117 of the Illinois Code of Civil Procedure is not applicable to this Order;

The Sheriff of Pike County is directed to place the holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as:

604 South Clinton Street, Pittsfield, Illinois 62363

That the Sheriff is further ordered to evict Unknown heirs and legacies of Jerry L. Foster aka Jerry Foster aka Jerry Lee Foster; Linda Holder; Debra Ward aka Debra Sue Ward; Janice Sidwell, now in possession of the premises commonly known as:

604 South Clinton Street, Pittsfield, Illinois 62363

That the Municipality or County may contact the below with concerns about the real property:

Freedom Mortgage Corporation  
Attn: Property Preservation  
PO Box 50428  
Indianapolis, IN 46250-0401  
Office: 866-759-8624

DATE: 10-11-19

ENTER: \_\_\_\_\_

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