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2000-05-26 15:19:28
Cook County Recorder 25.00

BOX 50



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Property of Cook County Clerk's Office

PIN # 10-13-220-004

FHA#131-8086170

H-1052

NOTICE OF DEFAULT AND FORECLOSURE SALE

This is an attempt to collect a debt and any information obtained will be used for that purpose.

TO: Albert Williams
1816 W. Lyons
Evanston, IL 60201

American General Finance
1614 W. Belmont
Chicago, IL 60657
(by mortgage document #957207)

WHEREAS, on October 3, 1995, a certain Mortgage was executed by Albert Williams as mortgagor in favor of Anchor Mortgage Corporation as mortgagee, and was recorded on October 5, 1995 as Document No. 95678178 in the Office of the Recorder of Deeds, Cook County, Illinois; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated September 17, 1998, and recorded on September 17, 1998, as Document No. 98832631, in the Office of the Recorder of Deeds, Cook County, Illinois; and

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WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the payment due on December 1, 1995, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of June 1, 2000 is \$71,931.54; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on July 17, 1996 as Document No. 96-545574, notice is hereby given that on June 20, 2000 at 1:00 p.m. local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

THE EAST 25 FEET OF LOTS 22 AND 23 IN BLOCK 3 IN MERRIL LADD'S SECOND ADDITION TO EVANSTON SAID SUBDIVISION BEING IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Pin No.: 10-13-220-004

Commonly known as: 1816 W. Lyons, Evanston, IL 60201

The sale will be held at 120 N. LaSalle St., Ste 2520, Chicago, IL. The Secretary of Housing and Urban Development will bid \$219,400.00

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$21,940.00 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$21,940.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and do their taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The