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. COOK COUNTY RECORDER

NOTICE OF DEFAULT AND FORECLOSURE SALE SALE 1003

TO: Ronnie Martin
210 South Pinecrest
Bolingbrook, IL 60432

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WHEREAS, on August 18, 1989, a certain Mortgage was executed by Queyt D. Phung and Nai Nguyen Phung as mortgagor in favor of Sears Mortgage Corp. as mortgagee and was recorded on August 23, 1996, as Instrument No. R8942250 in the Office of the Recorder of Deeds of Cook County, Illinois; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to Section 312 of the National Housing Act, 12 U.S.C. 3751, for the purpose of providing single family housing; and

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WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated 1995, and recorded as Instrument Number R95-21118, in the Office of the Recorder of Deeds, of Cook County, Illinois; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the payment due on August 1, 1994, 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, 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 29, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on July 17, 1996 as Instrument No. 96545574, with the Recorder of Deeds of Cook County, Illinois, notice is hereby given that on September 24, 1996 at 1 p.m. local time, all real and personal property at or used in connection with the following described premises located at 2100 S. Pinecrest, Bolingbrook, Illinois legally described as:

LOT 15 IN BLOCK 17 IN UNIT NO. 5, BOLINGBROOK, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 14 AND PART OF THE NORTHWEST QUARTER OF SECTION 13 AND A RE-SUBDIVISION OF PART OF BOLINGBROOK SUBDIVISION UNIT NO. 3, ALL IN TOWNSHIP 37 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1962, AS DOCUMENT NO. 952123, IN WILL COUNTY, ILLINOIS.

will be sold at public auction to the highest bidder:

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The sale will be held at Suite 2720, 30 North LaSalle St., Chicago, Illinois. The Secretary of Housing and Urban Development will bid \$ 92,889.34.

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 on the project by the Secretary to the date of the foreclosure sale.

When making their bid, all bidders except the Secretary must submit a deposit totaling \$ 9,289.00 (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 \$ 9,289.00 must be presented before the bidding is closed. The deposit non-refundable. 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 other taxes that are due on or after the date of closing 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 close. All extensions will be for 30 days, and a fee will be charged in the amount of 1.5% of the unpaid balance of the purchase price or HUD's holding costs, whichever is greater.

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The extension fee shall be paid in the form of a certified or cashier's check made payable to the Secretary of Housing and Urban Development. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due at closing.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder's deposit will be forfeited, and the Commissioner may, at the direction of the HUD Field Office Representative, offer the Project to the second highest bidder for an amount equal to the highest price offered by that bidder. All other terms of the sale would remain the same. If the second highest bidder rejects the Commissioner's offer, the Field Office Representative will provide instructions to the Commissioner about cancellation of the sale or other action to be taken.

Dated: August 15, 1996



Foreclosure Commissioner

FISHER AND FISHER
ATTORNEYS AT LAW, P.C.
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(312) 372-2784

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