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**THIS IS AN ATTEMPT TO  
COLLECT A DEBT. ANY  
INFORMATION WE  
OBTAIN WILL BE USED  
FOR THAT PURPOSE.**

OFFICE OF RECORDER OF DEEDS  
CLERK OF COURT  
110 N. WASHINGTON ST. CHICAGO, ILL. 60602  
TEL: 312.743.1000 FAX: 312.743.1001  
WWW.COOKCOUNTYCLERK.COM

**NOTICE OF DEFAULT AND FORECLOSURE SALE**

To W. Wilson Bosell and Alberta Bosell  
35 Oakhurst Court  
Matteson, IL 60443

Ingall's Health Systems d/b/a  
Ingalls Memorial Hospital  
c/o James T. Gately  
4544 W. 103rd Street  
Oak Lawn, IL 60454

Acme Continental Credit Union  
c/o Darryl Lem  
850 Burnham Avenue  
Calumet City, IL 60409

WHEREAS, on March 14, 1991, a certain Mortgage was executed by W. Wilson Bosell and Alberta Bosell as Mortgagor in favor of GMAC Mortgage Corp. of PA as Mortgagee, and was recorded on March 15, 1991, as document number 91-118450 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, 42 U.S.C. sections 1702 et seq. and 1707 et seq., for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated February 4, 1993, and recorded on February 22, 1993, document number 93-137042 in the Office of the Recorder of Deeds, Cook County, Illinois; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the payment due on June 1, 1992, 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;

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064-5507-600

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 August 1, 1996, as Document Number 96591885, notice is hereby given that on September 30, 1996 at 10:00 a.m. local time, all real and personal property at or used in connection with the following described premises located at 35 Oakhurst Court, Matteson, IL. 60443 ("Property"), and is legally described as follows:

Lot 370 in Woodgate Green Unit Number 3 being a subdivision of part of the Northeast 1/4 of Section 17 and part of the East 1/2 of the Northwest 1/4 of said Section 17, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded October 13, 1972 as Document Number 22083599 in Cook County, Illinois. Permanent Index Number is 31-17-206-026-0000.

will be sold at public auction to the highest bidder.

The sale will be held at 417 South Dearborn, Suite 200, Chicago, Illinois on September 30, 1996, at 10:00 a.m. local time. The Secretary of Housing and Urban Development will bid \$143,628.01.

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 \$14,362.80 [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 \$14,362.80 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 24 hours 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. 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 an extension period, the unused portion of the extension fee shall be applied toward the amount due at closing.

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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 27, 1996

  
Foreclosure Commissioner

Martha J. White  
Martha J. White & Associates, P.C.  
417 South Dearborn Street, Suite 200  
Chicago, IL 60605  
(312) 922-0070



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