

# Foreclosure Auction

**11,280 s.f. building  
Zoned C-2 Commercial**

**5407 E. Rome West Rd.  
Chillicothe, Illinois**

**Thursday, December 6, 2007  
at 9:00 a.m. at the property**



IN THE CIRCUIT COURT OF THE TENTH  
JUDICIAL CIRCUIT OF ILLINOIS  
PEORIA COUNTY  
ASSOCIATED BANK ILLINOIS, N.A., Plaintiff, vs.  
PLAYERS TURF INTERNATIONAL, LLC, an Illi-  
nois Limited Liability Company, RAYMOND J. SEVER,  
LINDA A. SEVER, LINDA A. SEVER as Trustee under the  
provisions of a Trust Agreement Dated the 10<sup>th</sup> Day of Sep-  
tember 1992, known as the Linda A. Sever Trust #8635-  
LAS, as modified, DUNLAP BANK, UNKNOWN OWNERS  
and NON-RECORD CLAIMANTS, Defendants.  
CASE #: 06 CH 307

## **PUBLIC NOTICE OF FORECLOSURE SALE**

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a  
Judgment of Foreclosure and Sale entered in the above  
cause on April 18, 2007, Joseph Cotten of Cotten Commer-  
cial Auctioneers, Inc., commencing at 9:00 AM on Dec. 6,  
2007, in the warehouse of the building located at 5407 E.  
Rome West Rd., Chillicothe, Illinois, will sell at public auction  
to the highest bidder for cash, as per terms set forth below,  
the following described real estate: Lots 9 and 10 in Ro-  
mance Farms, a part of Lot 3 and Lot 5 of Underhill's Subdi-  
vision of Rome Farms in Sections 5, 6, and 7, Township 10  
North, Range 9 East of the Fourth Principal Meridian, ac-  
cording to the plat thereof recorded on May 11, 1948, in Plat  
Book "T", page 44, in Peoria County, Illinois. Tax I.D.  
Nos.: 10-06-429-006 and 10-06-429-007.

Common Address: 15606 N. Vonachen Dr. and 5407 E.  
Rome West Rd. Chillicothe, Illinois 61523; the real estate  
consists of a C-2 Commercial zoned 11,280 s.f. structural  
steel warehouse with offices building on a parcel of land with  
180' frontage on Rome West Road and 195.5' frontage on  
State Highway 29.

**TERMS OF SALE:** The successful bidder will be required



to place 20% down of the highest bid by certified funds at  
the close of the auction; the balance in certified funds by  
3:00pm, December 27, 2006. The properties are subject to  
general real estate taxes, special assessments, easements  
and restrictions of record, zoning laws, municipal ordi-  
nances, or special taxes levied against said real estate and  
is offered for sale without any representation as to quality or  
quantity of title and without recourse to Plaintiff and in "AS  
IS" condition. The sale is further subject to confirmation by  
the Court. Upon payment in full of the amount bid, the pur-  
chaser will receive a Certificate of Sale that will entitle the  
purchaser to a judicial deed to the real estate after confirma-  
tion of the sale by the Court. The properties may be in-  
spected by contacting Joseph Cotten at (309) 686-0558.  
Plaintiff makes no representation as to the condition of the  
properties. Prospective bidders are encouraged to check the  
court files to verify all information. It is advised that inter-  
ested parties consult their own attorneys before bidding at  
foreclosure sales.

Attorney for Plaintiff: VanFleet & Ohaver, LLC, 245 N.E.  
Perry St, Peoria, Illinois 61602 Telephone (309) 672-2200

**Auctioneer's Notes:** The offices in the building were re-  
cently remodeled with new oak finish doors and mouldings  
throughout. The warehouse area is structural steel with a 14'  
eave height, is insulated, has a 4' truck dock, a drive in door,  
and has 120/208v-3ph power. The building also has two  
restrooms in the warehouse and two restrooms in the office  
area and is equipped with a cellular repeating tower. The  
property is zoned C-2 Commercial. The building was con-  
structed in 1980 with an addition in 1990. There is 13,700  
daily traffic count on the State Hwy 29 frontage. 2007 Real  
Estate Taxes are \$5,848.06

**How do you know how much to bring when you don't  
know what 20% of the sales price will be?** Bring Cash-  
ier's Checks payable to yourself in various amounts that will  
equal 20% or more of what you expect to bid. These Cash-  
iers Checks will be endorsed over to the Plaintiff.

To preview real estate - contact Joe Cotten, at 309.686.0558  
See [www.cottenauctions.com](http://www.cottenauctions.com) for photos, virtual tours,  
and any updates regarding the property.

*sale conducted by*

**COTTEN Auctions**

**Peoria, Illinois Phone (309) 686-0558**

LIC# 44400115

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