



# **SHERIFF DUSTIN D. HEUERMAN**

## **CHAMPAIGN COUNTY SHERIFF'S OFFICE**

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204 E. Main Street  
Urbana, Illinois 61801-2702  
(217) 384-1204

### Sheriff's Mortgage Foreclosure Sale Warnings

Potential buyers should be aware that a sheriff's deed from a sheriff's sale following a mortgage foreclosure, even though confirmed or approved by a court order, is not a warranty deed. It is more similar to a Quit Claim Deed.

It does not guarantee title, warrant good title, or anything similar.

You should carefully review and understand the court file and all documents and orders contained therein. You should be aware of the title status and any inferior or superior claims that may affect good title. You may also wish to research title or have an attorney or title insurance company do this for you. You should consult a knowledgeable attorney in these matters. These are cases of buyer be informed and beware.

There is no representation as to the condition of the property. All property is sold as-is.

If a representative of the plaintiff is not present at the time of the sale, the property will not be sold. If you need the legal address read, please advise.