IN THE CIRCUIT COURT FOR THE SIXTEENTH JUDICIAL CIRCUIT
KANE COUNTY, ILLINOIS

TESSLER CONSTRUCTION COMPANY, INC., Plaintiff, v. GRP SOUTH ELGIN, LLC, *et al.*, Defendants.	)	Case No. 2023CH00048 Judge John G. Dalton
BENSON ELECTRICAL CONTRACTING, INC., Counterclaim-Plaintiff, v. GRP SOUTH ELGIN, LLC, *et al.,* Counterclaim-Defendants.	)	
INB, NATIONAL ASSOCIATION, Counterclaim-Plaintiff, v. GRP SOUTH ELGIN, LLC; AVH FAMILY HOLDINGS, LLC; TESSLER CONSTRUCTION COMPANY, INC.; ALTHOFF INDUSTRIES, INC.; CONCRETE BY WAGNER, INC.; D5 IRON WORKS, INC.; JGC SERVICES, INC.; PAINTERS USA, INC.; BENSON ELECTRICAL CONTRACTING INC.; SHEET METAL WERKS, INC.; IMPERIAL SURVEILLANCE INC.; KOCH AIR, LLC; ROSS O. MORREALE II; KIMBERLY MORREALE-MCAULIFFE; ANDREW D. HUNT; UNKNOWN OWNERS and NON-RECORD CLAIMANTS, Counterclaim-Defendants.	)	

<u>NOTICE OF JUDICIAL SALE</u>

NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale made and entered on June 18, 2026 (the "Judgment"), by the Circuit Court for the Sixteenth Judicial

Circuit, Kane County, Illinois (the "Court"), in Case No. 2023CH00048 (the "Case"), which is titled as indicated above, the court-appointed selling officer, Rick Levin (the "Selling Officer") of Rick Levin & Associates Inc. ("RLA"), whose office is located at 1434 N. Astor Street, Chicago, Illinois 60610 (the "Office"), will sell to the highest bidder for cash through sealed-bid auction in accordance with the terms of the Judgment, including Exhibit A to the Judgment (which terms include a Minimum Bid provision as described in Exhibit A to the Judgment and set forth below), with such sealed-bid auction to be conducted based on sealed bids received by the Selling Officer by the deadline of 1:00 p.m. Chicago time on Tuesday, August 11, 2026, the following property, including the real estate described below (the "Mortgaged Premises") and personal property at the Mortgaged Premises (the "Collateral"), as described in said Judgment:

The common address of the Mortgaged Premises, and the location of the Collateral, is: 740 Schneider Drive, South Elgin, Illinois 60177.

The legal description of the Mortgaged Premises is:

LOTS 1 AND 5 OF SOUTH ELGIN INDUSTRIAL PARK, UNIT 3, IN THE VILLAGE OF SOUTH ELGIN, KANE COUNTY, ILLINOIS.

<u>Permanent Index Numbers</u>: 06-26-303-008-0000
06-26-303-009-0000

Improvements: A partially-built facility intended for the craft growing of cannabis. Potential buyers should independently verify any information they deem important.

Terms of Sale: The terms of sale, which shall take place via sealed-bid auction, are set forth in the Judgment of Foreclosure and Sale entered by the Court on June 18, 2026, including Exhibit A to that Judgment, and require, among other terms, that:

- A bidder shall provide to the Selling Officer, at or before the time of the sealed-bid auction, a cashier's check made payable to "Rick Levin & Associates, Inc. – Escrow Account" in the amount that is ten percent (10%) of the bidder's bid amount, exclusive of the Buyer's Premium of 7.5% of the buyer's bid amount.

- The Minimum Bid Amount (as defined in Exhibit A to the Judgment) shall be $2,100,000.00 (Two Million One Hundred Thousand Dollars) exclusive of the Buyer's Premium and exclusive of any Participating Broker Fee (as defined in Exhibit A to the Judgment), if applicable. Any bid in an amount equal to or greater than the Minimum Bid Amount that is the highest bid shall be accepted by RLA as a winning bid. If a bid is made in an amount lower than the Minimum Bid Amount, RLA shall have no obligation to accept any such bid as a winning bid, even if such bid is the highest bid received; *provided, however,* that if the only bid or bids received are in an amount lower than the Minimum Bid Amount, then INB, National Association ("INB"), which is a counterclaim-plaintiff in the above-referenced cause, shall have the right, in its sole and absolute discretion, to cause RLA to accept as a winning bid the highest bid received that is in an amount lower than the Minimum Bid Amount. For the avoidance of doubt, INB shall have no obligation to cause RLA to accept as a winning bid any bid that is in an amount lower than the Minimum Bid Amount.

- The winning bidder shall remit to RLA's escrow account, within three (3) business days after the winning bidder receives notice from the Selling Officer that the bidder's bid was the winning bid, by wire transfer in accordance with instructions provided by RLA, the amount that is (i) the remainder of the bidder's bid amount (i.e., 90 percent of the bid amount) plus (ii) the Buyer's Premium amount, which must be added to the bid amount to determine the total purchase price. A copy of the required bid form to be used for submitting a sealed bid to the Selling Officer is available on RLA's website or by contacting the Selling Officer.

- This sale is not contingent on buyer's ability to obtain financing.

- Any sale, after the sealed-bid auction and selection of a winning bid, is subject to approval and confirmation by the Court.

The Mortgaged Premises is being offered for sale subject to real estate taxes, special assessments, special taxes levied against said real estate, easements and restrictions of record, and is offered for sale without any representation as to the quality or quantity of title and without recourse to the Counterclaim-Plaintiff, INB, National Association, and is in "as is" condition without any warranty express or implied nor fitness for use or purpose. The sale is further subject to approval and confirmation by the Court.

The person to contact for information regarding the property is the court-appointed Selling Officer, Rick Levin, by phone at (312) 440-2000, or by email at rick@ricklevin.com.

The premises will be available for inspection from 2:30 p.m. to 4:30 p.m. on July 20, 2026 and August 6, 2026, and by appointment by contacting the Selling Officer, Rick Levin, by phone at (312) 440-2000, or by email at rick@ricklevin.com.

Counterclaim-Plaintiff INB, National Association makes no representation as to the condition of the Mortgaged Premises or the Collateral.

This is an attempt to collect a debt pursuant to the Fair Debt Collection Practices Act and any information obtained will be used for that purpose.

Dated: June 30, 2026

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