

# LEGAL NOTICE

In The Circuit Court  
Of The 5th Judicial Circuit  
Clark County, Illinois

**Allied First Bank, SB  
dba ServBank**

Plaintiff

- VS -

**Heather Haser; et. al.**  
Defendants

No. 2022FC13

## Notice Of Sheriff's Sale Of Real Estate

Public Notice Is Hereby Given that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 06/21/2023, the Sheriff of Clark County, Illinois will on October 3, 2023 at the hour of 9:00 AM at Lobby of the Clark County Courthouse, 501 Archer Marshall, IL 62441, or in a place otherwise designated at the time of sale, County of Clark and State of Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate:

The North Half Of Lot Four (4) And The South Fifteen (15) Feet Of Lot Five (5) In Block One (1) In Dulaney And Kester's Subdivision Of A Part Of Out Lot Thirteen (13) Of W.B. Archer's First Addition To The Town (Now City) Of Marshall, Which Is Hereinafter Referred To As Tract I, Excepting That Portion Of Tract I Heretofore Conveyed To Jule Gore And Mabel Gore, Which Exception Is Described As Follows: Beginning At An Iron Stake Three And One-Half (3 1/2) Feet, More Or Less, North Of The Southeast Corner Of The Above Described Tract; Running Thence West Eight-Eight And Thirty-Five Hundredths (88.35) Feet, More Or Less, To An Iron Stake; Thence South One And One-Half (1 1/2) Feet, More Or Less To An Iron Stake; Thence West Eight-Eight And One-Half (88 1/2) Feet, More Or Less, To An Iron Stake; Thence North Sixty-Three (63) Feet, More Or Less, To The North Line Of Tract I; Thence West Eighty-Seven And Fifteen Hundredths (87.15) Feet, More Or Less, To The Northwest Corner Of Tract I; Thence South Sixty-Five (65) Feet, More Or Less, To The Southwest Corner Of Tract I; Thence East Two Hundred

Sixty-Four (264) Feet, More Or Less, To The Southeast Corner Of Tract I; Thence North Three And One-Half (3 1/2) Feet, More Or Less, To An Iron Stake, Being The Place Of Beginning, Situated In The County Of Clark In The State Of Illinois.

PIN 08-08-13-13-301-026

Improved with Single Family Home Commonly Known As:  
614 N 6th Street  
Marshall, IL 62441

Sale terms: 10% down of the highest bid by certified funds at the close of the auction; The balance, including the Judicial sale fee for Abandoned Residential Property Municipality Relief Fund, which is calculated at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, 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.

If the property is a condominium and the foreclosure takes place after 1/1/2007, purchasers other than the mortgagees will be required to pay any assessment and legal fees due under The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4).

If the property is located in a common interest community, purchasers other than mortgagees will be required to pay any assessment and legal fees due under the Condominium Property Act, 765 ILCS 605/18.5(g-1).

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagor's attorney.

Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after Confirmation of the sale.

The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises.

The property will NOT be open for inspection and Plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the Court file to verify all information.

If You Are The Mortgagor (Homeowner), You Have The Right To Remain In Possession For 30 Days After Entry Of An Order Of Possession, In Accordance With Section 15-1701(C) Of The Illinois Mortgage Foreclosure Law.

For information: Examine the court file or contact Plaintiff's attorney: Codilis & Associates, P.C., 15W030 North Frontage Road, Suite 100, Burr Ridge, IL 60527, (630) 794-9876. Please refer to file number 14-22-09051.

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8/25;9/1,8

# LEGAL NOTICE

## Notice Of Sale

State Of Illinois

County Of Clark

In The Circuit Court

Of The 5th Judicial Circuit

Marshall, Clark County, Illinois

**First Mid Bank & Trust, N.A.,**

successor by merger to

First Bank & Trust, IL

Plaintiff,

- VS -

**Zachary F. Pendleton**

**aka Zach Pendleton,**

**Jessica Blankenbaker,**

Defendants

2023FC3

Public Notice is hereby given that pursuant to a Judgment of the above Court entered on June 5, 2023, in the above-entitled cause, the following will be offered for sale and sold at public venue on the 26th day of September, 2023, at 9am, at the Clark County Courthouse, 501 Archer Ave., Marshall, Illinois, to wit:

Interests being sold:

A parcel of land being a part of the West Half of the Southwest Quarter of Section 4, Township 10 North, Range 13 West, lying South of U.S. Route 40 (F.A. 12) and North of Old U.S. 40 (S.B.I. 11), all situated

in the Second Principal Meridian, County of Clark, State of Illinois, more particularly described as follows:

Beginning at a concrete right of way marker at the intersection of the West line of the West Half of the Southwest Quarter of said Section 4 and the Northerly right of way line of Old Route 40 (S.B.I. 11); thence North 00 degrees 25 minutes 15 seconds West, along said West line, a distance of 1139.93 feet to an iron pin and the Southerly right of way line of U.S. Route 40 (F.A. 12); thence South 86 degrees 48 minutes 36 seconds East, along said Southerly right of way line, a distance of 323.73 feet to an iron pin; thence continuing along said Southerly right of way line, South 81 degrees 05 minutes 58 seconds East, a distance of 7.68 feet to an iron pin; thence South 00 degrees 01 minute 22 seconds East, a distance of 265.77 feet to an iron pin; thence South 74 degrees 27 minutes 43 seconds East, a distance of 158.34 feet to an iron pin; thence South 00 degrees 09 minutes 58 seconds East, a distance of 549.23 feet to an iron pin and the Northerly right of way line of Old U.S. Route 40 (S.B.I. 11); thence Southwesterly 102.84 feet, along said Northerly right of way line, being a curve to the left, having a radius of 1065.17 feet, with a chord bearing of South 63 degrees 49 minutes 31 seconds West and a chord length of 102.80 feet; thence continuing along said Northerly right of way line, South 60 degrees 27 minutes 00 seconds West, a distance of 441.92 feet to the point of beginning as referenced by Plat of Survey recorded February 7, 2017, in Plat Book 9, at Page 387, as Document Number 2017-00000266, made by Richard A. Knight, Illinois Professional Land Surveyor No. 2845; in Clark County, Illinois.

Commonly known as: 8165 East Cumberland St., Martinsville, IL 62442

PIN: 09-12-04-00-300-013

The judgment amount is \$65,826.14.

Description of Improvements: The property is a single-family residence. The property has an attached garage and

what the Assessor refers to as a pole barn. The property is occupied.

Sale Terms: This is an "AS IS" sale for "CASH." The successful bidder must deposit 100% down by certified funds at the conclusion of the sale. NO REFUNDS. The interests above are also subject to general real estate taxes, special assessments or special taxes levied against said real estate and/or the interests above and is offered for sale without any representation as to quality or quantity of title and without recourse to the Plaintiff. The Sale is further subject to confirmation by the Court.

Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.

The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Pursuant to 735 ILCS 5/15-1512, the amounts of any surplus bid will be held by the sheriff until a party obtains a Court Order for its distribution, or for 60 days following the date of the entry of the order confirming sale, at which time, in the absence of an order directing payment of the surplus, it may be automatically forfeited to the State without further notice.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4).

If You Are The Mortgagor (Homeowner), You Have The

Right To Remain In Possession For 30 Days After Entry Of An Order Of Possession, In Accordance With Section 15-1701(C) Of The Illinois Mortgage Foreclosure Law.

For information, examine the court file or contact Plaintiff's Attorney; Livingston, Barger, Brandt & Schroeder, LLP, 3013 Village Office Place, Champaign, IL 61822 (217) 351-7479.

/S/ Joseph R. Wetzel  
Joseph R. Wetzel  
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