

# PUBLIC BID NOTICE

Advertisement For Bids

The Board of Education,  
**Casey - Westfield Community Unit School District No. C-4**, Casey, Illinois will receive sealed bids for:

Title: Boiler Replacement  
Ph. 2

Monroe Elementary School  
Casey, Clark County, Illinois

## PROJECT DESCRIPTION:

Work shall include replacement of an existing boiler at Monroe Elementary School, along with other miscellaneous associated work at Casey Westfield High School located in Casey, Illinois. All work shall be bid under one prime contract.

All bids shall be delivered in sealed envelopes, furnished by the A/E, to the Office of the Superintendent located at the Board of Education Office, 401 E. Main Street, Casey, Illinois 62420 on or before 2pm, prevailing time, Tuesday, February 20, 2024. No bids will be accepted after that time and date. Immediately after the closing time for receiving bids, they will be publicly opened and read aloud at the Office of the Board of Education.

All bidders shall submit and enclose with their bid signed certifications that the contractor is not barred from bidding on the contract as a result of a violation of either Section 33E-3 or 33E-4 of Article 33E, Public Act 85-1295 (Senate Bill 2002) effective January 1, 1989. Certification must be submitted on the form furnished in the Project Manual.

Each bid shall be accompanied by a bid deposit in the form of a certified check or bid bond in the amount of 5% of the base bid, payable to the Casey-Westfield Community Unit School District No. C-4, Casey, Illinois. A Performance Bond and Payment Bond will be required of the bidder(s) to whom a contract is awarded.

Electronic bid documents are available at no cost via email from the A/E, Green Associates, Inc. Contact Susan Nordsiek at snordsiek@greenassociates.com to request a set. If the Contractor requests physical copies of the bidding documents, a plan deposit made payable to

the A/E in the amount of \$50.00 will be required. This deposit is refundable ONLY to those Contractors who do submit a bid and return the plans and specifications in good condition.

All Prime Contractors requesting Bid Documents sent to them, will be shipped via UPS Ground and the contractor shall remit a separate check (non-refundable) made payable to the A/E in the amount of \$25.00 per set for shipping and handling.

All bidders are advised that the law concerning prevailing wage rates shall comply with all requirements of the Illinois Prevailing Wage Act. The latest published prevailing wage rates have been included within the Project Manual along with stipulations on updates by the Office of the State of Illinois, Department of Labor, telephone 217/782-6206.

No bid may be withdrawn for 60 days after date of opening of bids and the Owner reserves the right to waive any and all informality on bidding and the right to reject any or all bids or any part thereof and to accept the bid or bids being most favorable to the Owner after all bids have been examined and evaluated.

Plans and specifications for the subject project will be available from the Office of the A/E, Green Associates, Inc., 1413 S. MacArthur Blvd., Springfield, IL 62704, (217) 522-3355; and on file for viewing at the Office of the Superintendent located at the Board of Education Office, 401 E. Main Street, Casey, IL; Dodge Data and Analytics, Inc., ConstructConnect, Inc., Central Illinois Plan Room, Springfield, IL and Southern Illinois Builders Association in O'Fallon, IL.

Board Of Education  
Casey-Westfield  
C.U.S.D. No. C-4  
Casey, Illinois

# PUBLIC BID NOTICE

## Sale Of Real Estate

The City Council of the **City of Casey**, Illinois, will receive sealed bids/proposals in the office of the City Clerk until 12pm (noon), CDT, on February 20, 2024, which bids will be opened

and read by the City Council at its regular meeting at the City Council Chambers, Casey City Hall, 101 W. Alabama Avenue, Casey, Illinois, 62420, starting at 6pm, CDT, on February 20, 2024 for the sale and/or redevelopment of the following tract of real estate, being legally described as follows:

Lot Five (5) in Block Thirteen (13) in Dulaney's First Addition to the Town (now City) of Casey, situated in the County of Clark in the State of Illinois;

Parcel Identification Number: 03-11-20-13-303-030

Site Address: 306 SE 1st Street, Casey IL 62420 (hereinafter referred to as the "Real Estate").

### Subject To:

1. The 2023 and 2024 real estate taxes due and payable in 2024 and 2024, respectively.

2. Restrictions, covenants and conditions of record; mineral conveyances, reservations and leases of record; rights-of-way and easements of record or openly existing.

### Terms Of Sale:

A. Interested parties are invited to submit sealed bids/proposals for the purchase of the Real Estate, and to propose a plan, if any, for the development of said real estate. Interested parties acknowledge that the Real Estate is currently improved with a dangerous and unsafe single-family residential structure and shed. Any Buyer of said Real Estate shall:

1. Within six (6) months from the date of sale of the Real Estate, the Buyer shall complete demolition of the existing single-family residential structure and shed located on the Real Estate, and shall remove all debris, building material, masonry, concrete, equipment, junk, scrap, and any and all other personal property related to the existing single-family residential structure and shed, from the Real Estate. If the Buyer fails to complete the demolition of the existing single-family residential structure and shed and removal of the debris, building material, masonry, concrete, equipment, junk, scrap, and any and all other personal property related to the existing single-family residential structure and shed, from

the tract of Real Estate, within six (6) months from the date of closing, then the said Real Estate shall revert back to the City, together with any and all improvements thereon. This provision shall survive closing and shall be included in the deed conveying the Real Estate to the Buyer. If the Buyer satisfies this provision the City shall release the possibility of reverter.

2. If the bid/proposal includes a plan to develop a tract of real estate with a residential structure(s), the Buyer shall, within two (2) years of closing, complete construction of said proposed residential structure(s) in compliance with the plan provided in the bid/proposal or as required by any agreement to purchase entered into by the parties. If the Buyer fails to complete the construction of said residential structure(s) on the Real Estate within two (2) years from the date of closing, then said Real Estate shall revert back to the City, together with any and all improvements thereon. This provision shall survive closing and shall be included in the deed conveying the Real Estate to the Buyer. If the Buyer satisfies this provision the City shall release the possibility of reverter.

3. The bid/proposal selected, if any, that is determined to be in the public interest for uses in accordance with the developmental goals, will be presented to the City Council for approval.

4. Buyer shall pay all closing costs.

5. The Real Estate is to be transferred by quitclaim deed pursuant to 765 ILCS 5/10.

The City Council of the City of Casey, Illinois, reserves the right to:

A. Waive irregularities or technicalities in the bids/proposals;

B. Reject or refuse any or all bids/proposals;

C. Negotiate with any or all offerors in order to obtain terms most beneficial to the City; and,

D. Accept the bid/proposal which, in its sole and absolute discretion, best serves the interest of the City.

The City of Casey, Illinois, in accordance with the provisions

of Title VI of the Civil Rights Act of 1964, hereby notifies all bidders that it will affirmatively insure that the acceptance of any bid pursuant to this notice will be without discrimination on the grounds of race, color, or natural origin.

This notice is published pursuant to the authority of 65 ILCS 5/11-76-2.

City of Casey, Illinois  
a municipal corporation  
Tracy A. Willenborg,  
City Attorney

## LEGAL NOTICE

In The Circuit Court  
For The Fifth Judicial Circuit  
Clark County, Illinois  
Estate Of **Ivan L. Patrick**,  
Deceased

### Claim Notice

No. 2024-PR-2

Notice is given of the death of **Ivan L. Patrick** of 4256 E. 1000th Road, Casey IL 62420.

Letters of Office were issued on January 8, 2024, to Michael G. Patrick of 9286 N. Friendship Road, Casey IL 62420; and Eric L. Patrick of 3836 E. 1000th Road, Casey IL 62420, whose attorney is Aaron K. Leonard, of Taylor Law Offices, P.C.

Claims against the estate may be filed in the office of the Clerk of the Court at the Clark County Courthouse, Casey, Illinois, or with the representative or both, six months from the date of the first publication of this notice on January 20, 2024, being July 20, 2024, and any claim not filed within that period is barred. Copies of a claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it has been filed.

Michael G. Patrick  
and Eric L. Patrick

Independent Co-Executors

This Document Prepared By:

Aaron K. Leonard, of  
Taylor Law Offices, P.C.  
122 E. Washington Ave.  
P. O. Box 668  
Effingham, Illinois 62401  
(217) 342-3925  
(217) 342-2341 fax  
leonard@taylorlaw.net  
ARDC #6303810  
1/20,27;2/3

## LEGAL NOTICE

In The Circuit Court

Of The Fifth Judicial Circuit  
Clark County, Illinois  
In Probate

In The Matter Of The Estate Of  
**Richard Eugene Hippler**  
Deceased

No. 2024-PR-5

### Notice For Publication-Claims

Notice is given of the death of **Richard Eugene Hippler**, late of Casey, Clark County, Illinois. Letters Of Office were issued on January 12, 2024, to Amy Suzanne Mullen, 5306 E. 900th Road, Casey, IL 62420, whose attorney of record is Landry D. Huisinga; Shoaff Law, LLC, P.O. Box 250, Casey, IL 62420.

The Estate will be administered without court supervision, unless under Section 5/28-4 of the Probate Act (755 ILCS 5/28-4) any interested person terminates Independent Administration at any time by mailing or delivering a Petition to Terminate to the Clerk.

Claims against the Estate may be filed in the Office of the Clerk of the Court at the Clark County Courthouse, Marshall, IL 62441, or with the representative, or both, on or before July 20, 2024, or, if mailing or delivery of a notice from the representative is required by Section 18-3 of the Probate Act of 1975, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the Clerk must be mailed or delivered by the claimant to the representative and to the attorney within ten (10) days after it has been filed.

Dated this 12th day of January, 2024.

Amy Suzanne Mullen  
As Independent Executor

ARDC# 6336074  
Landry D. Huisinga  
Attorney at Law  
Shoaff Law, LLC  
11 East Main St., P.O. Box 250  
Casey, IL 62420  
Tel. (217) 609-0111  
E-mail:huisinga@sandvlaw.com  
1/20,27;2/3

## LEGAL NOTICE

In The Circuit Court  
Of The Fifth Judicial Circuit  
Clark County, Illinois  
In Probate  
In The Matter Of The Estate Of  
**Roberta J. Ashley**

Deceased

No. 2024-PR-4

### Notice For Publication-Claims

Notice is given of the death of **Roberta J. Ashley**, of Casey, Illinois. Letters Of Office were issued on January 12, 2024, to Camille Ragon, 23930 S. Bay to Bay Blvd, Manhattan, IL 60442, whose attorney of record is Cara C. Shoaff, Shoaff Law, LLC, P.O. Box 250, Casey, IL 62420.

The Estate will be administered without court supervision, unless under Section 5/28-4 of the Probate Act (755 ILCS 5/28-4) any interested person terminates Independent Administration at any time by mailing or delivering a Petition to Terminate to the Clerk.

Claims against the Estate may be filed in the Office of the Clerk of the court at the Clark County Courthouse, Marshall, IL 62441, or with the representative, or both, on or before July 20, 2024, or, if mailing or delivery of a notice from the representative is required by Section 18-3 of the Probate Act of 1975, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the Clerk must be mailed or delivered by the claimant to the representative and to the attorney within ten (10) days after it has been filed.

Dated this 12th day of January, 2024.

Camille Ragon  
Independent Executor

ARDC# 6293029  
Cara C. Shoaff  
Attorney at Law  
Shoaff Law, LLC  
11 East Main St., P.O. Box 250  
Casey, IL 62420  
Tel. (217) 609-0111  
E-mail: shoaff@sandvlaw.com  
1/20,27;2/3

## LEGAL NOTICE

In The Circuit Court  
Of The 5th Judicial Circuit  
Clark County, Marshall, Illinois  
**NationStar Mortgage LLC**  
**D/B/A Mr. Cooper**  
Plaintiff

- VS -

Unknown Heirs and/or  
**Legatees of Gregory Teter**,  
Deceased;  
**Lacey E. Thompson**,  
as Independent Executor

of the Estate of Gregory Teter,  
Deceased;  
Lacey E. Thompson;  
John G. Teter;  
Amanda A. Goodmann;  
Unknown Heirs and/or  
Legatees of Kurt E. Teter,  
Deceased; Becky Annette  
Leohr; Unknown Owners  
And Non-Record Claimants;  
Unknown Occupants  
Defendants

NO. 22 FC 10

### Publication Notice

The requisite affidavit for publication having been filed, notice is hereby given you Unknown Heirs and/or Legatees of Gregory Teter a/k/a Gregory C. Teter, Deceased; Unknown Owners and Non-Record Claimants.

Defendants in the above entitled suit, that the said suit has been commenced in the Circuit Court of Clark County, by the said Plaintiff against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the premises described as follows, to wit:

Tract I: A Part Of Land Described And Bounded By A Line Commencing At A Point 350 Feet West Of The Northeast Corner Of The Northeast Quarter Of The Northwest Quarter Of Section 29, T10n, R14w Of The 2nd P.M.; Thence Running South Along The East Line Of The Land Now Owned By Robert And Rosemary Myers, 198 Feet; Thence East 140 Feet; Thence North 198 Feet; Thence West 140 Feet To The Place Of Beginning, All Of Said Property Being A Part Of The Northeast Quarter Of The Northwest Quarter Of Section 29, T10n, R14w Of The 2nd P.M., Containing 27,720 Square Feet, M/O/L.

Tract II: Part Of The Northwest Quarter Of Section 29, T10n, R14w, Commencing At Point "A" The Northeast Corner Of The Northwest Quarter Of Section 29, T10n, R14w, An Iron Pin; Thence South 89 Degrees, 18 Minutes West, 232.00 Feet To Point "B" Marked By A Witness Corner Set 24 Feet South; Thence South 202.00 Feet To Point "C" Thence North 89 Degrees, 18 Minutes East, 232.00 Feet To Point "D" Marked By A Witness Corner Set 25 Feet West Of Corner; Thence North

Along The East Line Of Said Northwest Quarter, 202.00 Feet To Point "A" The Place Of Beginning, Containing 1.08 Acres, M/O/L.

Commonly known as 707 East Tyler Avenue, Casey, IL 62420

Permanent Index No.: 03-11-29-00-100-008

and which said Mortgage was made by Gregory C. Teter, An Unmarried Man Mortgagors, to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Services III, LLC as Mortgagee, and recorded in the office of the Recorder of Deeds of Clark County, Illinois, Document No. 2015-00000654, Book No. 591, Page No. 225.

And for other relief; that summons was duly issued out of the said Court against you as provided by law, and that the suit is now pending.

Now therefore, unless you, the said above named defendants, e-file your answer to the Complaint in the said suit or otherwise make your appearance therein, on or before the 30th day after the first publication of this notice which is February 12, 2024. Default may be entered against you at any time after that day and a judgment entered in accordance with the prayer of said Complaint.

E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit <https://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.

Clerk  
LOGS Legal Group LLP  
Attorney for Plaintiff  
2121 Waukegan Road  
Suite 301  
Bannockburn, IL 60015  
6109-938837  
1/13,20,27

County, Illinois, setting forth the names and post office addresses of all of the persons owning, conducting and transacting the business known as **Hey Transfers** located at 112 South Central Avenue, Casey IL 62420

Dated: January 16, 2024.

Laura H. Lee  
County Clerk

1/20,27;2/3

## **PUBLIC NOTICE**

### Assumed Name Publication

Public notice is hereby given that on January 16, 2024, a certificate was filed in the office of the County Clerk of Clark