

PUBLIC BID NOTICE

Public Notice Of
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), C.D.T., on May 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, C.D.T., on May 20, 2024 for the sale and/or redevelopment of the following tracts of real estate, each being legally described as follows:

Tract 2:

Lot Twenty-Eight (28) in Dulaney's Sixth Addition to the Town (now City) of Casey, situated in the County of Clark, State of Illinois;

Parcel Identification Number: 03-11-19-16-402-030

Site Address: 105 W. Jefferson Avenue, Casey IL 62420

Tract 3:

Lot Twenty-Seven (27) of Dulaney's Sixth Addition to the Town, now City of Casey, situated in the County of Clark and State of Illinois;

Parcel Identification Number: 03-11-19-16-402-029

Site Address: 107 W. Jefferson Avenue, Casey, IL 62420

Tract 4:

Lot Seventy-Six (76) of Dulaney's Fifth Addition to the Town (now City) of Casey, situated in the County of Clark and State of Illinois;

Parcel Identification Number: 03-11-19-20-403-017

Site Address: 707 South Central, Casey, IL 62420

Tract 5:

Lot Forty-Two (42) in Dulaney's Sixth Addition to the Town (now City) of Casey, Clark County, Illinois;

Parcel Identification Number: 03-11-19-16-402-073

Site Address: 307 W. Madison, Casey, IL 62420

Tract 8:

The South Twenty-Two feet (22') of Lot Thirty-Two (32) and the North Twenty-Two feet (22') of Lot Thirty-Three (33) of Dulaney's Fifth Addition to the Town, now City of Casey, situated in the County of Clark and State of Illinois;

Parcel Identification Number: 03-11-19-20-402-014

Site Address: 603 S. Central Avenue, Casey, IL 62420

Tract 9:

The South Forty-Four feet (44') of even width of Lot Thirty-Three (33) in Dulaney's Fifth Addition to the Town (now City) of Casey, situated in the County of Clark, State of Illinois;

Parcel Identification Number: 03-11-19-20-402-015

Site Address: 605 S. Central Avenue, Casey, IL 62420

Tract 10:

The East Half of Lots Eighty-eight (88) and Ninety-seven (97) all in Dulaney's Fifth Addition to the Town (now City) of Casey, situated in the County of Clark in the State of Illinois;

Parcel Identification Number: 03-11-19-20-404-012

Site Address: 201 W. Harrison, Casey, IL 62420

Tract 11:

Lot Seven (7) in Perry's Second Addition to the City of Casey, situated in the County of Clark in the State of Illinois;

Parcel Identification Number: 03-11-20-17-302-020

Site Address: 204 E. Van Buren Avenue, Casey, IL 62420

Tract 12:

Lot Twenty-five (25) in Dulaney's Fifth Addition to the City of Casey, situated in the County of Clark in the State of Illinois;

Parcel Identification Number: 03-11-19-20-401-021

Site Address: 507 SW 2nd Street, Casey, IL 62420

Tract 13:

Lot 56 in Adkisson's Second Addition to the Town (now City) of Casey, Clark County, Illinois;

Parcel Identification Number: 03-11-20-14-303-037

Site Address: 702 E. Madison Avenue, Casey, IL 62420

Tract 14:

Lot Eighty-Seven (87) in Commercial Addition to the Town (now City) of Casey, Clark County, Illinois;

Parcel Identification Number: 03-11-19-11-203-032

Site Address: 112 NW 5th Street, Casey, IL 62420

Tract 15:

Lot One Hundred in Dulaney's Fifth Addition to the Town (now City) of Casey, Clark County, Illinois;

Parcel Identification Num-

ber: 03-11-19-20-404-002

Site Address: 802 SW 4th Street, Casey, IL 62420

Tract 16:

Lot Sixty-Eight (68) and Sixty-Nine (69) in Dulaney's Sixth Addition to the Town (now City) of Casey, Clark County, Illinois;

Parcel Identification Number: 03-11-19-20-401-024

Site Address: 310 SW 3rd Street, Casey, IL 62420

Tract 17:

Lot One (1) in Block Ten (10) in Dulaney's First Addition to the Town (now City) of Casey, Clark County, Illinois;

Parcel Identification Number: 03-11-20-13-302-012

Site Address: 107 E. Adams Avenue, Casey, IL 62420

Tract 18:

Lot Forty-Nine (49) in Adkisson's Second Addition to the Village (now City) of Casey, Clark County, Illinois;

Parcel Identification Number: 03-11-20-14-304-010

Site Address: 603 E. Madison Avenue, Casey, IL 62420

Each Tract Shall Be 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 one or more of the above-described tracts of real estate, and to propose a plan, if any, for the development of said real estate. 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.

Each bid/proposal shall contain the following:

1. If the development of a residential or commercial structure is being proposed, provide a narrative description of the proposed development. This shall include the type(s) of activities proposed for development, proposed location of use, parking arrangements, anticipated improvements, and any special features of the proposed devel-

opment.

Diagrams of the requested information are acceptable. A sketch or preliminary plan are encouraged, but not required.

If said tract of real estate is presently improved with either a residential structure or mobile home, said proposal shall include a plan for complete demolition of the existing residential structure and foundation, as well as the removal of all debris building material, masonry, concrete, equipment, junk, scrap, and any and all other personal property related to the existing building, from the tract of real estate within six (6) months from the date of sale of the said tract of real estate.

2. A detailed account of proposed terms and purchase price.

3. If a commercial use is being proposed, provide anticipated employment of the project (i.e., number of jobs retained, number of jobs created, permanent and construction jobs, full-time and part-time).

4. Schedule for commencing and completing construction of proposed residential or commercial development.

5. A primary contact name and number including phone, address, and email.

B. If the bid/proposal includes a plan for the demolition of the existing residential structure and foundation, the Buyer shall, within six (6) months of closing, complete demolition of the existing residential structure and foundation, as well as the removal of all debris building material, masonry, concrete, equipment, junk, scrap, and any and all other personal property related to the existing building, from the tract of real estate, If the Buyer fails to complete the demolition of the existing building and removal of the debris, building material, masonry, concrete, equipment, junk, scrap, and any and all other personal property related to the existing building, from the tract of real estate, within six (6) months from the date of closing, then the said tract of real estate shall revert back to the City, together with any and all improvements thereon. This provision shall survive closing and shall be in-

cluded in the deed conveying the tract of real estate to the Buyer. If the Buyer satisfies this provision the City shall release the possibility of reverter.

C. If the bid/proposal includes a plan to develop a tract of real estate with either a residential or commercial structure, the Buyer shall, within two (2) years of closing, complete construction of said proposed residential or commercial structure 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 a said residential or commercial structure on the tract of real estate within two (2) years from the date of closing, then the said tract of 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 tract of real estate to the Buyer. If the Buyer satisfies this provision the City shall release the possibility of reverter.

D. Buyer shall pay all closing costs.

E. Each tract of the above-described 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 ensure 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

4/20, 27; 5/4

LEGAL NOTICE

In The Circuit Court
For The Fifth Judicial Circuit
Of Illinois

Clark County, Illinois
First Neighbor Bank, N.A.
Plaintiff

- VS -

Ericka M. Roberts, Unknown
Owners And Nonrecord
Claimants
Defendants

No. 2024 FC 8

Notice By Publication As To
Unknown Owners And
Nonrecord Claimants

The requisite Affidavit for publication having been filed, Notice is given to you, Unknown Owners And Nonrecord Claimants, Defendants, that this cause has been commenced against you in this Court, praying for a foreclosure of certain Mortgage concerning the premises described as follows, to-wit:

A Tract Of Land Described By A Line Commencing At The Point 422 Feet West Of The Southeast Corner Of The West Half (W 1/2) Of The Northeast Quarter (NE 1/4) Of Section 21, Township 10 North, Range 14 West Of The 2nd P.M., Clark County, Illinois, And From Said Point Of Beginning, Running Thence North 396 Feet; Thence West 110 Feet; Thence South 396 Feet And Thence East 110 Feet To The Place Of Beginning, Being Part Of The West Half (W 1/2) Of The Northeast Quarter (NE 1/4) Of Section 21, Township 10 North, Range 14 West Of The 2nd P.M. And Containing One Acre More Or Less, And Situated In The County Of Clark In The State Of Illinois.

Together With All Rights Appurtenant Thereto To Of Record Or In Use; Subject To Road Rights Of Way, Waterways, Easements, Reservations, Exceptions And Limitations In Use, Existence Or Of Record, If Any More Commonly known as: 2717 E. Washington Road, Casey, IL 62420;

PIN Number: 03-11-21-02-203-008

And which said Mortgage

was made by: Ericka M. Roberts, the Mortgagor, to First Neighbor Bank, National Association, as Mortgagee and recorded in Office of the Clerk and Recorder of Clark County, Illinois on November 16, 2017 as Document No. 2017-00002363 and for other relief and that the said suit is now pending.

Now, Therefore, Unless You file your answer or otherwise file your appearance in this cause in the Clark County Circuit Clerk: Clark County Courthouse 501 Archer Ave., Marshall, IL 62441 on or before May 13, 2024, A Default May Be Entered Against You At Any Time After That Day And A Judgment May Be Entered In Accordance With The Prayer Of Said Complaint.

First Neighbor Bank, N.A.,
Plaintiff
Nolan J. Longest
General Counsel

First Neighbor Bank, N.A.

411 E. Jasper

P.O. Box 1027

Paris, Illinois 61944

Tel: (217) 463-1111 ex 7907

Fax: (217) 463-1122

nlongest@firstneighbor.com

Notice To Defendant/Debtor:
This Is An Attempt To Collect A Debt, And Information Obtained Will Be Used For That Purpose.
4/13,20,27