

## LEGAL NOTICE

Tax Deed No. 2024TX17

Filed: August 22, 2024

### Take Notice

TO: Laura H. Lee, Clark County Clerk; **Adam Carper**; Unknown Owners Or Parties Interested; And Nonrecord Claimants.

This is Notice of the filing of the Petition for Tax Deed on the following described property: All oil, gas and other minerals, and rights to mine same, in and under the Northeast Quarter of the Southeast Quarter, and the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 30, Township 10N, Range 13W, Clark County, Illinois, assessed to Adam Carper, and all proceeds attributed to same from the Carper 1-T Oil & Gas Lease (Royalty Interest = 0.00130208+/-).

Subject to validly subsisting oil and gas leaseholds.

Parcel Index Number 09-72-00-37-010-22

On January 17, 2025 at 9am the Petitioner intends to make application for an order on the petition that a Tax Deed be issued. The real estate was sold on December 13, 2022 for general taxes of the year 2021. The period of redemption will expire December 30, 2024.

Jerry A. Tuffentsamer  
Attorney for Petitioner  
(309) 839-8049

8/30;9/6,13

## LEGAL NOTICE

Tax Deed No. 2024TX18

Filed: August 22, 2024

### Take Notice

TO: Laura H. Lee, Clark County Clerk; **Blaine Delancey**; Unknown Owners Or Parties Interested; And Nonrecord Claimants

This is Notice of the filing of the Petition for Tax Deed on the following described property: All oil, gas and other minerals, and rights to mine same, in and under the South Half of the Southeast Quarter of the Northwest Quarter, and the North half of the Northeast Quarter of the Southwest Quarter of Section 5, Township 11N, Range 14W, Clark County, Illinois, assessed to Blaine Delancey, and all proceeds attributed to same from the Smith Oil & Gas Lease

(Overriding Royalty Interest = 0.0008545+/-).

Subject to validly subsisting oil and gas leaseholds.

Parcel Index Number 12-72-00-46-001-05

On January 17, 2025 at 9am the Petitioner intends to make application for an order on the petition that a Tax Deed be issued. The real estate was sold on December 13, 2022 for general taxes of the year 2021. The period of redemption will expire December 30, 2024.

Jerry A. Tuffentsamer  
Attorney for Petitioner  
(309) 839-8049

8/30;9/6,13

## PUBLIC BID NOTICE

Request For Proposal

The **City of Marshall** is requesting proposals from qualified professional mechanical systems engineering, plumbing and installation firms to provide design build services associated with the replacement of the heating, ventilation system HVAC for Marshall City Hall at 201 South Michigan Avenue, Marshall, IL.

The selected firm shall be able to provide the following scope of work to include all project phases including Analysis, Design, Build / Construction, Testing / Balancing, Commissioning, Training, Warranty. Please contact City Hall 217.826.8087 to schedule site visit. Bid packets can be obtained online <https://marshall-il.com/bids/> or by contacting City Hall.

8/23,27,30

9/3,6,10,13,17

## LEGAL NOTICE

In The Circuit Court

Of The Fifth Judicial Circuit  
Marshall, Clark County, Illinois

**First Mid Bank & Trust,**

**National Association**

Plaintiff

- VS -

**Harry A. McCallister**  
**aka Harry McCallister and**  
**Rachel M. McCallister**  
**aka Rachel McCallister,**  
Defendants

Case No. 24-FC-2

Public Notice is hereby given that pursuant to a Judgment of the above Court entered in the above entitled cause on

June 17, 2024, the following described real estate, to-wit:

A part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 11 North, Range 12 West of the 2nd P.M., described and bounded as follows: Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 24, measure Northwardly on and along the West line of the said Southeast Quarter of the Northeast Quarter, said line also being the East line of 11th Street in the City of Marshall, Clark County, Illinois, for a distance of 857.14 feet for a place of beginning, thence continuing on the last described course measure Northwardly 200.00 feet; thence at an angle to the right of 90 degrees 00 minutes 00 seconds measure Southwardly 200 feet; thence at an angle to the right again of 90 degrees 00 minutes 00 seconds measure Easterly 116 feet; thence at an angle to the right of 90 degrees 00 minutes 00 seconds measure Southwardly 200 feet; thence at an angle to the right of 90 degrees 00 minutes 00 seconds Westwardly 116 feet to the point of beginning, as shown in plat recorded in Plat record 5, page 493, Clark County, Illinois.

Permanent Index Number: 08-08-24-12-201-022

Commonly known as: 703 S. 11th St, Marshall, IL 62441

will be offered for sale and sold at public vendue on October 1, 2024, at 9:00 AM, at the Clark County Courthouse, 501 Archer Avenue, Marshall, Illinois.

The Judgment amount is \$73,972.74.

The real estate is improved with a single family residence.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Sheriff of Clark County. No third party checks will be accepted. The balance, including the Judicial sale fee for Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate 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/or wire transfer, is due

within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the mortgaged real estate arose prior to the sale. 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 the Plaintiff and in "AS IS" condition. 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.

For information contact Plaintiff's Attorney: Heavner, Beyers & Mihlar, LLC, 601 East William Street, Decatur, IL 62523, (217) 422-1719.

The purchaser of a condominium unit at a judicial foreclosure sale, other than a mortgagee, who takes possession of a condominium unit pursuant to a court order or a purchaser who acquires title from a mortgagee shall have the duty to pay the proportionate share, if any, of the common expenses for the unit which would have become due in the absence of any assessment acceleration during the 6 months immediately preceding institution of an action to enforce the collection of assessments, and which remain unpaid by the owner during whose possession the assessments accrued. If the outstanding assessments are paid at any time during any action to enforce the collection of assessments, the purchaser shall have no obligation to pay any assessments which accrued before he or she acquired title. If this property is a condominium unit which is part of a common interest community, the purchaser of the unit

at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5 (g-1).

If the sale is not confirmed for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

Note: Pursuant to the Fair Debt Collection Practices Act you are advised that the Law Firm of Heavner, Beyers & Mihlar, LLC, is deemed to be a debt collector attempting to collect a debt, and any information obtained will be used for that purpose.

Karen C. Mitch (#6291822)  
Heavner, Beyers & Mihlar, LLC  
Attorneys at Law  
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Decatur, IL 62523

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