

LEGAL NOTICE

In The Circuit Court
Of The Fifth Judicial Circuit
Clark County, Marshall, Illinois
Preferred Bank

Plaintiff

- VS -

Thomas G. Eichinger,

Anna Maria Eichinger,

Unknown Owners, and

Non-record Claimants

Defendants

No. 2024-FC-3

Notice Of Sale

Know All Men By These Presents That Preferred Bank, shall proceed to sell by public auction certain real estate described herein which is subject to a certain foreclosure action in Clark County Circuit Court Case Number 2024-CH-3. Those persons interested in bidding at said auction are hereby advised of the following:

1. Description and address of the Real Estate:

Lot Twelve (12) in Dulaney's Sixth Addition to the Town (now City) of Casey, situated in the County of Clark, in the State of Illinois;

The common address to the property is 204 West Jefferson Avenue, Casey, Illinois 62420; the Permanent Tax I.D. Number is: 03-11-19-16-402-011

2. The real estate is currently improved with a single-family residential home.

3. Information regarding the real estate may be obtained by contacting Preferred Bank, c/o David Belt, 602 N. Route 49, Casey, IL 62420; telephone (217) 932-2265.

4. Time, Place, and Terms of Sale: Sale shall be by public auction to be held on Tuesday, the 14th day of January 2025 at 10:30am, by the Plaintiff, said sale to be held at the main entrance to the Clark County Courthouse 501 Archer, Marshall, Illinois.

Successful bidder shall be required to present, at the time of the sale, a certified check or money order in the amount of 10% of the successful bid amount, balance being due and payable in cash or cash equivalent at closing within 30 days of sale at Clark County Title Co., Marshall, Illinois. Successful bidder will receive Receipt Of Sale and will receive title to

property by judicial deed at closing. Successful bidder shall pay all of the closing fee charged by Clark County Title Co. All real estate taxes and assessments shall be paid by the buyer based on the latest available information, and shall not be subject to reparation. Subject property shall be transferred to the successful bidder subject to rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any; rights of way of the public and public utility easements; taxes for the current year and all preced

PUBLIC NOTICE

Notice Of Election Of Directors For 2025

To All Owners And Occupiers Of Lands Lying Within The Boundaries Of The Clark County **Soil And Water Conservation District:**

Notice is hereby given that the Clark County Soil & Water Conservation will hold an election on the 9th day of January 2025 between the hours of 7am to 5:30pm at the USDA Service Center located at 1001 North York in Martinsville, Illinois. Two (2) Directors will be elected to serve the Clark County Soil and Water Conservation District of the State of Illinois.

All persons, firms or corporations who hold legal title or are in legal possession of any land lying within the boundaries of the said district are eligible to vote at said election, whether as lessee, renter, tenant or otherwise.

Only such persons, firms or corporations are eligible to vote.

Dated: December 21, 2024.

Michael D. Shotts

Chairman

Clark County Soil & Water
Conservation District

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

Notice Of Sheriff's Sale

Public Notice is hereby given that pursuant to a Judgment entered in the above entitled matter on October 16, 2024; William D. Brown, Sheriff, 207 N. 5th, Marshall, IL 62441, will on January 28, 2025 at 10:00am, at Clark County Courthouse, 501 Archer Avenue, Marshall, IL 62441, sell to the highest bidder for ten percent (10%) at the time of sale and the balance within twenty-four (24) hours, the following described premises situated in Clark County, Illinois.

Said sale shall be subject to general taxes, special assessments or special taxes levied against said real estate and any prior liens or 1st Mortgages. The subject property is offered for sale without any representation as to quality or quantity of title or recourse to Plaintiff and in "AS IS" condition.

Upon the sale being held and the purchaser tendering said bid in certified funds, a receipt of Sale will be issued and/or a Certificate of Sale as required, which will entitle the purchaser to a deed upon confirmation of said sale by the Court.

Said property is legally described as follows:

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 Northwest 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

Improvements: Single Family, Residential

The property will NOT be open for inspection prior to the sale and Plaintiff makes no representation as to the condition of the property.

The judgment amount was \$177,076.47. Prospective purchasers are admonished to check the court file and title records to verify this 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 Bid Amount contact: Sale Clerk, LOGS Legal Group LLP; 2801 Lakeside Drive, Suite 207, Bannockburn, IL 60015;

ILNOTICES@logs.com

(847) 291-1717

Nationstar Mortgage LLC

d/b/a Mr. Cooper

One of Plaintiff's Attorneys

LOGS Legal Group LLP

Attorney for Plaintiff

2801 Lakeside Drive,

Suite 207

Bannockburn, IL 60015

(847) 291-1717

ILNOTICES@logs.com

Randal S. Berg (6277119)

Michael N. Burke (6291435)

Christopher A. Cieniawa

(6187452)

Laura J. Anderson (6224385)
Mallory Snyderman (6306039)
Thomas Belczak (6193705)
Debra Miller (6205477)
Amy Aronson (6206512)

This Is An Attempt To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Please Be Advised That If Your Personal Liability For This Debt Has Been Extinguished By A Discharge In Bankruptcy Or By An Order Granting In Rem Relief From Stay, This Notice Is Provided Solely To Foreclose The Mortgage Remaining On Your Property And Is Not An Attempt To Collect The Discharged Personal Obligation.

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