

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 de-
scribed herein which is subject
to a certain foreclosure action in
Clark County Circuit Court Case
Number 2024-CH-3. Those per-
sons 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 current-
ly 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, Mar-
shall, 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 equiva-
lent at closing within 30 days
of sale at Clark County Title
Co., Marshall, Illinois. Success-
ful bidder will receive Receipt
Of Sale and will receive title to
property by judicial deed at clos-
ing. 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 informa-
tion, and shall not be subject
to reparation. Subject property
shall be transferred to the suc-

cessful 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-
ing years; easements, rights of
way, conditions and restrictions
of record, and conveyed mineral
interest of record.

Submitted this 3rd day of
December 2024.

By: Tracy A. Willenborg
of Taylor Law Offices, P.C.
Taylor Law Offices, P.C.
Attorney for Plaintiff
122 East Washington Avenue
P.O. Box 668
Effingham, Illinois 62401
(217) 342-3925
12/14,21,28

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 en-
tered in the above entitled mat-
ter on October 16, 2024; Wil-
liam 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 fol-
lowing described premises situ-
ated in Clark County, Illinois.

Said sale shall be subject to
general taxes, special assess-
ments or special taxes levied

Amended Notice Of Proposed Property Tax Increase For Casey-Westfield CUSD #C-4

I. The corporate and special purpose property taxes
extended or abated for 2023 were \$4,210,050.

The proposed corporate and special purpose property taxes
to be levied for 2024 are \$4,688,809. This represents an
11.37% increase over the previous year.

II. The property taxes extended for debt service and public
building commission leases for 2023 were \$670,185.

The estimated property taxes to be levied for debt service
and public building commission leases for 2024 are
\$661,993. This represents a 1.46% decrease over the
previous year.

III. The total property taxes extended or abated for 2023
were \$4,881,908.

IV. The estimated total property taxes to be levied for 2024
are \$5,350,802. This represents a 9.6% increase over the
previous year.

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 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

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.

6109-948922

12/21,28;1/4