

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 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

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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

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