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## REAL ESTATE

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY - DECATUR, ILLINOIS Wells Fargo Bank, NA. PLAINTIFF Vs. Ron White; et. al. DEFENDANTS 2018CH120 NOTICE OF SHERIFF'S SALE OF REAL ESTATE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 11/13/2018, the Sheriff of Macon County, Illinois will on March 26, 2019 at the hour of 8:30AM at In Courtroom 5A of the Macon County Courthouse, 253 East Wood Street Decatur, IL 62523, or in a place otherwise designated at the time of sale, County of Macon and State of Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate:

PIN 04-12-23-278-023 Improved with Residential COMMONLY KNOWN AS: 1359 E. Riverside Ave. Decatur, IL 62521 Sale terms: 10% down of the highest bid by certified funds at the close of the auction; The balance, including the Judicial sale fee for Abandoned Residential Property Municipality Relief Fund, which is calculated 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, is due within twenty-four (24) hours. 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 Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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If the property is a condominium and the foreclosure takes place after 1/1/2007, purchasers other than the mortgagees will be required to pay any assessment and legal fees due under The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If the property is located in a common interest community, purchasers other than mortgagees will be required to pay any assessment and legal fees due under the Condominium Property Act, 765 ILCS 605/18.5(g-1). If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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 successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises. The property will NOT be open for inspection and Plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the Court file to verify all 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 information: Examine the court file or contact Plaintiff's attorney: Codilis & Associates, P.C., 15W030 North Frontage Road, Suite 100, Burr Ridge, IL 60527, (630) 794-9876. Please

## REAL ESTATE

refer to file number 14-18-06759. I3111931 printed 02/13, 20, 27/2019

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT COUNTY OF DOUGLAS TUSCOLA, DOUGLAS COUNTY, ILLINOIS JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff,

vs. STANLEY J. CLARK, Defendant. 18-CH-39

PROPERTY ADDRESS: 214 NORTH PINE ST. ARCOLA, IL 61910

PUBLIC NOTICE is hereby given that pursuant to a Judgment of the above Court entered in the above entitled cause on January 28, 2019, the following described real estate, to-wit: Permanent Index Number: 01-14-04-413-004 Commonly known as: 214 North Pine St., Arcola, IL 61910

will be offered for sale and sold at public vendue on March 18, 2019, at 9:00 AM, at the Douglas County Courthouse, 401 South Center Street, Tuscola, Illinois. The Judgment amount is \$63,407.85. The real estate is improved with farm land.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Sheriff of Douglas 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

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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, 111 East Main 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.

Veronika L. Jones (#6313161) HEAVNER, BEYERS & MIHLAR, LLC Attorneys at Law P.O. Box 740 Decatur, IL 62525 Email: Non-CookPleadings@hs-battys.com Telephone: (217) 422-1719 Facsimile: (217) 422-1754 I3112738 printed 02/20, 27, 03/06/2019

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT DOUGLAS COUNTY - TUSCOLA ILLINOIS Bank of America, N.A. Plaintiff,

vs. Gary D. Herring, AKA Gary Herring; Diana L. Herring, AKA Diana Herring Defendants.

Case No. 18-CH-23 105 East Ensey Street, Tuscola, IL 61953 Judge Richard L. Broch Jr. NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause on January 10, 2019, Fred Galey will on March 26, 2019, at the hour of 9:00AM at the Douglas

## REAL ESTATE

County Sheriff's Office, Douglas County Courthouse, 401 South Center Street (First Floor), Tuscola, IL 61953, sell to the highest bidder for cash, the following described mortgaged real estate: Commonly known as 105 East Ensey Street, Tuscola, IL 61953 Parcel Number(s): 09-02-34-124-003

The real estate is improved with a Single Family Residence. Sale terms: Bidders must present, at the time of sale, a cashier's or certified check for 10% of the successful bid amount. The balance of the successful bid shall be paid within 24 hours, by similar funds. The subject property is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the Court. The property will NOT be open for inspection.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than the mortgagee shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9(g) (1) and (g)(4).

For information call Plaintiff's Attorney, Manley Deas Kochalski LLC, One East Wacker, Suite 1250, Chicago, IL 60601. Phone number: 312-651-6700. Attorney file number: 18-018844.

Shanna L. Bacher MANLEY DEAS KOCHALSKI LLC Attorneys for Plaintiff One East Wacker, Suite 1250 Chicago, IL 60601 Telephone: 312-651-6700 Fax: 614-220-5613 Attorney. No.: 6302793 Email: StateEFiling@manley-deas.com printed 02/20, 27, 03/06/2019

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT MACON COUNTY - DECATUR ILLINOIS Wells Fargo Bank, N.A. Plaintiff,

vs. Casey Reed; Michelle Reed; Soy Capital Bank & Trust Company; Ford Motor Credit Company LLC; Cavalry SPV II, LLC Defendants.

Case No. 2017-CH-184 313 West High, Blue Mound, IL 62513 Judge Thomas E. Little NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause on July 31, 2018, Thomas P. Schneider will on March 26, 2019, at the hour of 8:30AM at the Macon County Sheriff's Office, Macon County Courthouse, 253 East Wood Street, 5A, Decatur, IL 62523, sell to the highest bidder for cash, the following described mortgaged real estate: Commonly known as 313 West High, Blue Mound, IL 62513 Parcel Number(s): 15-19-06-232-003

The real estate is improved with a Single Family Residence. Sale terms: Bidders must present, at the time of sale, a cashier's or certified check for 10% of the successful bid amount. The balance of the successful bid shall be paid within 24 hours, by similar funds. The subject property is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the Court. The property will NOT be open for inspection.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than the mortgagee shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9(g) (1) and (g)(4).

For information call Plaintiff's Attorney, Manley Deas Kochalski LLC, One East Wacker, Suite 1250, Chicago, IL 60601. Phone number: 312-651-6700. Attorney file number: 19-002246.

Edward R. Peterka MANLEY DEAS KOCHALSKI LLC Attorneys for Plaintiff One East Wacker, Suite 1250 Chicago, IL 60601

Telephone: 312-651-6700 Fax: 614-220-5613 Attorney. No.: 6220416 Email: StateEFiling@manley-deas.com printed 02/20, 27, 03/06/2019

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY - DECATUR, ILLINOIS Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for VM Trust Series 3, a Delaware Statutory Trust PLAINTIFF Vs. Jeanette D. Manney; et. al. DEFENDANTS 17-CH-243

NOTICE OF SHERIFF'S SALE OF REAL ESTATE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 5/29/2018, the Sheriff of Macon County, Illinois will on March 26, 2019 at the hour of 8:30AM at In Courtroom 5A of the Macon County Courthouse, 253 East Wood Street Decatur, IL 62523, or in a place otherwise designated at the time of sale, County of Macon and State of Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate:

PIN 04-12-10-305-007 Improved with Residential COMMONLY KNOWN AS: 1024 Kyle Court Decatur, IL 62522 Sale terms: 10% down of the highest bid by certified funds at the close of the auction; The balance, including the Judicial sale fee for Abandoned Residential Property Municipality Relief Fund, which is calculated 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, is due within twenty-four (24) hours. 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 Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

If the property is a condominium and the foreclosure takes place after 1/1/2007, purchasers other than the mortgagees will be required to pay any assessment and legal fees due under The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If the property is located in a common interest community, purchasers other than mortgagees will be required to pay any assessment and legal fees due under the Condominium Property Act, 765 ILCS 605/18.5(g-1). If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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 successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises. The property will NOT be open for inspection and Plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the Court file to verify all 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 information: Examine the court file or contact Plaintiff's attorney: Codilis & Associates, P.C., 15W030 North Frontage Road, Suite 100, Burr Ridge, IL 60527, (630) 794-9876. Please refer to file number 14-17-15918. I3113111 printed 02/20, 27, 03/06/2019

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