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REAL ESTATE

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MACON COUNTY - DECATUR, ILLINOIS PNC Bank, National Association PLAINTIFF Vs. Andrew S. Meador; et al. DEFENDANTS 2018CH181 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 03/26/2019, the Sheriff of Macon County, Illinois will on July 9, 2019 at the hour of 8:30 AM 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 09-13-19-455-010 Improved with Residential COMMONLY KNOWN AS: 3312 E Birch St 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.

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

REAL ESTATE

return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, 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 14-18-09825. I3121646 printed 05/29, 06/05, 12/2019

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT COUNTY OF CHAMPAIGN, STATE OF ILLINOIS BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff(s), vs.

JAMIE L. SHEPPARD A/K/A JAMIE L. WHISLER, VIRGIL D. WHISLER, Defendant(s). Case No. 18 CH 152 NOTICE OF SHERIFF'S SALE OF REAL ESTATE MORTGAGE FORECLOSURE NOTICE IS HEREBY GIVEN that pursuant to a Judgment heretofore entered by the said Court in the above entitled cause, the Sheriff of Champaign County, Illinois, will on July 12, 2019, at the hour of 9:00 AM, at the CHAMPAIGN COUNTY COURTHOUSE, 101 E. MAIN ST., URBANA, IL 61801, sell at public auction to the highest and best bidder for cash, all and singular, the following described premises and real estate in the said Judgment men-

REAL ESTATE

tioned, situated in the County of Champaign, State of Illinois, or so much thereof as shall be sufficient to satisfy said Judgment, to wit:

Common Address: 106 E. SHERIDAN, LONGVIEW, IL 61852 P.I.N. 21-34-34-302-006 Contact the Law Office of IRA T. NEVEL, LLC, 175 North Franklin, Suite 201, Chicago, Illinois 60606, (312) 357-1125, for further information. The terms of the sale are: Ten percent (10%) due by cash or certified funds at the time of the sale and balance is due within 24 hours of the sale. The subject property is subject to 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.

The property is improved by a Single Family Residence, together with all buildings and improvements thereon, and the tenements, hereditaments and appurtenants thereunto belonging and will not be available for inspection prior to sale.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g) (1) and (g)(4). 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). LAW OFFICES OF IRA T. NEVEL, LLC Attorney for Plaintiff Ira T. Nevel - ARDC #06185808 Timothy R. Yueill - ARDC #6192172 Greg Elsnic - ARDC #6242847 Richard Drezek - ARDC #6301323 Aaron Nevel - ARDC #6322724 175 North Franklin St. Suite 201 Chicago, Illinois 60606 (312) 357-1125 Pleadings@nevellaw.com SL # 18-02192 printed 06/05, 12, 19/2019

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT COUNTY OF CHAMPAIGN, STATE OF ILLINOIS WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2018-1, Plaintiff(s), vs.

CHERYL L. HARRIS, ALBERT E. HARRIS, Defendant(s). Case No. 18 CH 208 NOTICE OF SHERIFF'S SALE OF REAL ESTATE MORTGAGE FORECLOSURE NOTICE IS HEREBY GIVEN that pursuant to a Judgment heretofore entered by the said Court in the above entitled cause, the Sheriff of Champaign County, Illinois, will on July 12, 2019, at the hour of 9:00 AM, at the CHAMPAIGN COUNTY COURTHOUSE, 101 E. MAIN ST., URBANA, IL 61801, sell at public auction to the highest and best bidder for cash, all and singular, the following described premises and real estate in the said Judgment mentioned, situated in the County of Champaign, State of Illinois, or so much thereof as shall be sufficient to satisfy said Judgment, to wit: Common Address: 2704 CAMPBELL DR., CHAMPAIGN, IL 61821 P.I.N. 41-14-35-376-007 Contact the Law Office of IRA T. NEVEL, LLC, 175 North Franklin, Suite 201, Chicago, Illinois 60606, (312) 357-1125, for further information. The terms of the sale are: Ten percent (10%) due by cash or

REAL ESTATE

certified funds at the time of the sale and balance is due within 24 hours of the sale. The subject property is subject to 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.

The property is improved by a Single Family Residence, together with all buildings and improvements thereon, and the tenements, hereditaments and appurtenants thereunto belonging and will not be available for inspection prior to sale.

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

LAW OFFICES OF IRA T. NEVEL, LLC Attorney for Plaintiff Ira T. Nevel - ARDC #06185808 Timothy R. Yueill - ARDC #6192172 Greg Elsnic - ARDC #6242847 Richard Drezek - ARDC #6301323 Aaron Nevel - ARDC #6322724 175 North Franklin St. Suite 201 Chicago, Illinois 60606 (312) 357-1125 Pleadings@nevellaw.com SL # 18-03609 printed 06/05, 12, 19/2019

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT DOUGLAS COUNTY - TUSCOLA, ILLINOIS PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs.

DEBORAH K. ALLEN and MICHAEL W. ALLEN AKA MICHAEL WAYNE ALLEN, Defendants. 17-CH-11 PROPERTY ADDRESS: 204 SOUTH WASHINGTON STREET TUSCOLA, IL 61953 PUBLIC NOTICE IS hereby given that pursuant to a Judgment of the above Court entered in the above entitled cause on April 9, 2019, the following described real estate, to-wit: Permanent Index Number: 09-02-34-307-002 Commonly known as: 204 South Washington Street, Tuscola, IL 61953 will be offered for sale and sold at public venue on July 11, 2019, at 9:00 AM, at the Douglas County Courthouse, 401 South Center Street, Tuscola, Illinois. The Judgment amount is \$162,790.43. 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 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 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 representa-

REAL ESTATE

tion 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

REAL ESTATE

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 Mortgagee, 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.

Of Heavner, Beyers & Mihlar, LLC Veronika L. Jones (#6313161) HEAVNER, BEYERS & MIHLAR, LLC Attorneys at Law P.O. Box 740 Decatur, IL 62525 Send Notice/Pleadings to: Veronika L. Jones (#6313161) Email: Non-CookPleadings@hs-battys.com Telephone: (217) 422-1719 Facsimile: (217) 422-1754 I3123034 printed 06/12, 19, 26/2019

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