



# CLASSIFIEDS

**Deadlines: 12:00 p.m. Friday prior to publication**  
**Classified ads: 25 words for \$20.00**  
**30¢ each additional word**

**By Phone at:** (217) 543-2151  
**Fax:** (217) 543-2152  
**By Mail:** PO Box 19  
 Arthur, IL 61911  
**By Email:** arthurgraphic@consolidated.net  
 (ads must be prepaid)

**By Mail:** PO Box 170  
 Tuscola, IL 61953  
**By Email:** office@thetuscolajournal.com  
 (ads must be prepaid)  
**By Phone at:** (217) 253-5086  
**In Person at:** 115 W. Sale St.  
 Tuscola, IL 61953

**Ads Run in 4 Weekly Hometown Newspapers**  
**Arthur Graphic-Clarion • Record Herald News • The Journal • Southern Champaign County Today**

## REAL ESTATE REAL ESTATE

**NEW LISTING**  
**709 Lincoln Place, Arthur, IL 61911**  
**\$153,500**

**Oversized lot with large fenced yard**

Need four bedrooms, two bathrooms plus an office?? This home is for you! The 1994 addition is a full sun room, or living room, with a nice gas fireplace. This room leads outside via a large staircase to the deck. Back inside, the master en suite boasts a full bath and a walk-in closet, which is its own wing of the house. Nice, modern updated kitchen cabinets and appliances separate this wing from the main house. Washer/dryer are in their own closet in the kitchen. The opposite wing of the house boasts three nice sized bedrooms, one could be an office, plus a full bath. Nice hardwood floors in the dining room complete the home. New flooring throughout the house except in the master bedroom. Windows and roof were new in 2015. The jewel of this property is the large, landscaped fenced back yard. Lots of family space here. Come see it right away!

**WESTFORK**  
 AUCTION & REAL ESTATE, LLC  
 302 E. Progress Street, Arthur, IL 61911  
 2588 E CR 1900 N Arcola, IL 61910  
 www.westforkauctions.com

John Miller, Managing Broker, Arcola Office, 217-543-2883  
 Karen J. Good, Designated Managing Broker, Arthur Office • 217-259-2466  
 Sarah Kitchen, Broker Agent, Arthur Office, 217-246-8456

## FARMERS NATIONAL COMPANY

**NEW LISTING!**

• 22485 State Highway 133, Oakland: 123.84 Acres on Highway 133. A quarter mile private lane leads to a spacious two-story home; 2,641 sq ft, three bedrooms (with potential for more), two and a half baths, two-car attached garage, full basement. Separate drive to additional garage in basement. Surrounding are mature woods for hunting, 88.16 tillable acres with Class B soils, and pasture. Additional two-bedroom guest cottage with 992 sq ft, one and a half bath, located up a quarter mile lane from main homestead, nestled in the woods overlooking the Embarras River; outbuildings include: 36'x64' pole building, a storage shed and a 1,200 bushel grain bin. L2200036 \$1,300,320 or \$10,500 per acre.

For additional information on these listings contact:

**Winnie Stortzum, GRI, ARA, ALC** Managing Broker (217) 372-7550  
**Tucker Wood, ALC** Managing Broker / Auctioneer (217) 822-2386  
**Jennifer Shafer** Broker/Agent (217) 246-6732

1-800-500-2693 or (217) 268-4434  
 310 E Springfield Road, Suite C, PO Box 306 • Arcola, Illinois

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 Forest Resource Management • National Hunting Leases • FNC Ag Stock

**LAND FOR SALE**  
**10.65 Ac - P1143.4**  
 South edge of Longview  
 Champaign County, IL

**WAIBEL**  
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Brian Waibel, Designated Managing Broker  
 Seth Waibel, Broker  
 217-590-0233  
 www.WaibelFarmlandServices.com

**Find your new home in our Classified Page**

## HELP WANTED HOUSING FOR RENT

**FULL TIME OR PART TIME OPENING FOR OUR PARTS COUNTER.** Experience not necessary, we will train the right person. Apply in person at Power Plus Equipment, 904 East Columbia, Arthur, IL. TFN

**MT. ZION SCHOOL DISTRICT #3.** The Mt. Zion School District is accepting applications for Part-time and Full-time Custodians. Starting Pay is \$12.00/hour with additional pay for second/third shift. Full-time shifts include benefits. The successful candidate will pass a drug screen and background check and must possess a current IL Driver's License. Learn more and apply online at: www.mtschools.org under the Employment Section. Mt. Zion School District is an equal opportunity employer. 2/9

**KITCHEN AIDE.** Friendship Hill Retirement Center is currently accepting applications for a full-time KITCHEN AIDE. Kitchen Aide hours are 11:00am to 7:30pm, this position works every other weekend. Starting Wage is \$13.00/hr. Benefits include paid vacation, sick, holiday, and personal days. Stop by Friendship Hill to fill out an application or contact us at (217) 677-2121. Friendship Hill Retirement Center, 625 US Highway 36, Lovington, IL 61937. 2/9

**RESIDENT NIGHT ATTENDANT.** Friendship Hill Retirement Center is currently accepting applications for a part-time Resident Night Attendant. Night Attendant hours are 7:30pm to 4:00am, this position works every other weekend. Starting Wage \$13.00/hr. Stop by Friendship Hill to fill out an application or contact us at (217) 677-2121. Friendship Hill Retirement Center, 625 US Highway 36, Lovington, IL 61937. 2/9

**CAREGIVERS / DSPS.** Residential Developers in Monticello, IL. Up to \$14/hr / \$21/hr for overtime! Earn \$15.50/hr on Saturday and Sunday! Full-Time/Part-Time for afternoon, evening, overnight and weekend shifts available! Help adults with disabilities in their neighborhood home in Monticello. Paid training, flexible schedules, paid time off, insurance benefits, 401(k) Text or call to apply (217) 493-1174. 2/9

**REFINISHING AND INSTALLING HARDWOOD FLOORS.** Experience is a plus but not necessary. Must have a valid drivers license. Call 217-246-2485 for more information. 2/9

## HOUSING FOR RENT

**APARTMENT FOR RENT VILLA GROVE.** 2 Bedroom, newly remodeled. Utilities included. References. No Pets. Call 832-7011. TFN

**TWO MOBILE HOMES FOR RENT.** 2 bedroom & 3 bedroom with large yard. 10 miles south of Charleston. \$450/mo ea. plus deposit. Clear water available and free trash. Call 217-849-3282 or 217-208-8179. TFN.

**FOR RENT: DUPLEX IN SIDNEY.** 2 BR and 2 BA, garage, all appliances furnished. No pets, no smoking. Ideal for 2 people. Call 217-369-9679. 2/9

## STORAGE FOR RENT

**STORAGE. BROADLANDS STORAGE MINI WAREHOUSES.** 10' X 12' AND 10' X 24'. Outdoor storage available. Call 834-3501. TFN

**STORAGE UNITS** for rent in Villa Grove. Call Sid Shanks 217-369-2361.

**TJ'S STORAGE -** Multiple sized units ranging from 5x10-20x45. Outside storage for boats, campers, etc. Credit cards accepted. Ph. 253-6130.

**STORAGE UNITS.** 5' X 10', \$20; 10' X 10', \$35; 10' X 20', \$60. First month FREE. Easy access. Located in Villa Grove. Phone 832-7011. TFN

## SERVICES

**KAR APPLIANCES.** Kaufman's Appliance Repair. Used appliance sales and service. 2 miles south of Chester-ville (in the former Rockome Food Store). M-F 7-5; Sat. 10-4. David Kaufman 217-254-4495. Also buying used appliances, working or non-working. TFN

**CALL EZRA SCHROCK CONSTRUCTION FOR ALL YOUR REMODEL NEEDS.** Small and large jobs, window and door replacements too. Ph. 217-543-3458. TFN

**FARM BUSINESS CONSULTANTS -** Business and Farm accounting, tax preparation and filing. Call 253-3700. TFN

## REAL ESTATE REAL ESTATE

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT DOUGLAS COUNTY - TUSCOLA, ILLINOIS U.S. Bank National Association, not in its individual capacity but solely as trustee of NRZ Pass-Through Trust XVIII PLAINTIFF Vs. Ralph Engstrom a/k/a Ralph J. Engstrom; Debbi Engstrom a/k/a Debbi K. Engstrom; Capital One Bank (USA), N.A., successor in interest to Capital One Bank; Unknown Owners and Non-Record Claimants DEFENDANTS 2019CH3 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 08/16/2021, the Sheriff of Douglas County, Illinois will on March 24, 2022 at the hour of 9:00 AM at Lobby of the Douglas County Courthouse Tuscola, IL 61953, or in a place otherwise designated at the time of sale, County of Douglas and State of Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate: PIN 04-03-10-232-004 Improved with Residential COMMONLY KNOWN AS: 307 South Richman Street Villa Grove, IL 61956 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 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 14-20-06397. I3186771 printed 02/09, 02/16, 02/23/2022

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT DOUGLAS COUNTY, TUSCOLA, ILLINOIS U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE NATIONAL BANK, AS TRUSTEE FOR C-BASS 2006-CB7 TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB7 PLAINTIFF, -vs- Eric D. Phillips; Summer Rae Phillips a/k/a Summer R. Phillips a/k/a Summer Holmes; DEFENDANTS NO. 20 CH 11 NOTICE OF SHERIFF'S SALE Public Notice is hereby given that pursuant to a Judgment entered in the above entitled matter on July 12, 2021; Joshua Blackwell, Sheriff, 920 South Washington, Tuscola, IL 61953, will on March 8, 2022 at 10:00 AM, at Douglas County Courthouse, 401 S. Center, Tuscola, IL 61953, 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 Douglas 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. Commonly known as 902 Fleetwood Drive, Tuscola, IL 61953 Permanent Index No.: 09-02-27-401-006 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 \$150,900.77. 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 2121 Waukegan Road, Suite 301 Bannockburn, IL 60015 ILNOTICES@logs.com (847) 291-1717 U.S. Bank, National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle National Bank, as Trustee for C-BASS 2006-CB7 Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-CB7 One of Plaintiff's Attorneys LOGS Legal Group LLP Attorney for Plaintiff 2121 Waukegan Road, Suite 301 Bannockburn, IL 60015 (847) 291-1717 ILNOTICES@logs.com Randal S. Berg (6277119) Michael N. Burke (6291435) Christopher A. Cieniawa (6187452) Joseph M. Herbas (6277645) Michael Kalkowski (6185654) Laura J. Anderson (6224385) Mallory Snyderman (6306039) Thomas Belczak (6193705) 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. printed 02/09, 02/16, 02/23/2022

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 800-532-LAND or dklein@firstmid.com

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**is another's**  
*{Just what I was looking for!}*  
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**Attention Auctioneers**

Advertise your upcoming auctions in our newspapers at our special 4-way rate.

Ads will appear in the Arthur Graphic-Clarion, Record Herald News, The Journal, and Southern Champaign County Today.

Contact Stephanie at (217) 543-2151 to reserve your ad space.

# SELL IT FAST IN THE CLASSIFIEDS!

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**prior to publication**