

## LEGAL NOTICE

State of Illinois  
In the Circuit Court  
Of the 5th Judicial Circuit  
Clark County  
Notice of Filing Petition for  
Change of Name  
Case No: 2021 MR 27

Notice is given that there will be a court date on the request of **Stephanie Ann England** to change a minor's name from Jocelyn Kristianna England to Jocelyn Kristianna Hammond.

The court date will be held on October 13, 2021 at 10am at courtroom #1, Clark County Courthouse, 501 Archer, Marshall IL 62441.  
8/20,27;9/3

## PUBLIC NOTICE

Notice Of

### Land For Sale By Sealed Bid

Notice is hereby given that the heirs of **Jill K. Shawver, namely Jack S. Shawver, David K. Shawver, Scott K. Shawver, and Donna J. Biggs,** are offering for sell, through the acceptance of sealed bids, the following tracts of real estate situated in Clark County, Illinois:

Tract 1: 40 Ac MOL (38.29 AC Tillable MOL) NE NE Sec 15-10-13 Clark County, IL.

(PIN: 09-12-15-00-200-005)

Tract 2: 40 Ac MOL (38.20 AC Tillage MOL) SE NE Sec 15-10-13 Clark County, IL.

(PIN: 09-12-15-00-200-004)

Bid packets, maps, and additional information are available at Shoaff Law, LLC. Sealed bids must be received by Cara C. Shoaff, Attorney for the Sellers, at the Law Offices of Shoaff Law LLC, P.O. Box 250, 11 East Main Street, Casey, Illinois 62420 by 4pm on September 27, 2021. Bids must be submitted on specific bid sheets, available at Shoaff Law, LLC. Bids will not be accepted after the above stated date and time. Bid sheets, terms of sale and specific parcel information are available upon request at Shoaff Law, LLC, by phone at 217-609-0111, or by email to shoaff@sandvllaw.com. Bidders are responsible for knowing terms of sale. Acreage reflected herein is estimated and are neither guaranteed nor warranted. Seller reserves the right to re-

ject any and all bids. The parcels and any improvements are being sold "AS IS." Seller pays 2021 taxes and Buyer pays 2022 taxes. The parcel is subject to existing contracts with the USDA, if any. Seller reserves Landlord's 2021 crop. Farm tenancy has been released upon harvest of the 2021 crops.  
9/3,10,17

## LEGAL NOTICE

In The Circuit Court

For The Fifth Judicial Circuit  
Clark County, Marshall, Illinois  
In The Matter Of The  
Application Of Nancy A. Macey,  
County Collector,

### For Judgment And Order Of Sale For Taxes No. 2018-TX-1(20)

On Delinquent Land Assessed  
And Levied For The Year  
2017 Payable In 2018

**TO: Tina Marie Hardy,  
f.n.a Tina Marie Berry,  
f.n.a Tina Marie Hardy**

1301 Lafayette, Apt. 3  
Mattoon, IL 61938

Also To: Unknown Owners,  
Parties Interested And  
Non-Record Claimants

Tax Deed Number:

2018-TX-1(20)

Filed: August 12, 2021

### Take Notice

County of Clark

Date Premises Sold:

February 11, 2019

Certificate No: 2017-00057

Sold for General Taxes of  
(year): 2017

Sold for Special Assessment  
of (Municipality) and special  
assessment number: NA

Warrant No: NA

Inst. No: NA

This Property Has Been Sold  
For Delinquent Taxes Property  
located at: rural route, Johnson  
Township, Clark County, Illinois  
Legal Description or Perma-  
nent Index No.:

Winter's Lease

Lease Number 01 410556

.000744 Royalty Interest on  
the East one-half (E1/2) of the  
Southwest Quarter (SW1/4)  
of Section 2, Township 9  
North, Range 14 West of the  
2nd P.M., Clark County, Illinois  
PIN: 07-72-00-52-021-18

This notice is to advise  
you that the above property  
has been sold for delinquent

taxes and that the period of re-  
demption from the sale will ex-  
pire on February 11, 2022.

The amount to redeem is  
subject to increase at 6 month  
intervals from the date of  
sale and may be further in-  
creased if the purchaser at the  
tax sale or his or her assignee  
pays any subsequently accruing  
taxes or special assessments  
to redeem the property from  
subsequent forfeitures or tax  
sales. Check with the county  
clerk as the exact amount you  
owe before redeeming.

This notice is also to ad-  
vise you that a petition has  
been filed for a tax deed which  
will transfer title and the right  
to possession of this property  
if redemption is not made on  
or before February 11, 2022.

This matter is set for hear-  
ing in the Circuit Court of  
this County in Marshall,  
Illinois on March 15, 2022, at  
1:30pm.

You may be present at  
this hearing but your right  
to redeem will already have  
expired at that time.

You Are Urged To Redeem  
Immediately To Prevent Loss Of  
Property.

Redemption can be made  
at any time on or before Feb-  
ruary 11, 2022 by applying  
to the County Clerk of Clark  
County, Illinois at the Office  
of the County Clerk, Clark  
County Courthouse in Marshall,  
Illinois.

For further information,  
contact the County Clerk.  
Laura H. Lee, Clark County  
Courthouse 501 Archer Avenue  
Marshall, Illinois 62441; 217-  
826-8311.

Dated: August 27, 2021.

Epoch Energy LLC

By: Richard J. Bernardoni

Attorney for Purchaser

Richard J. Bernardoni  
Meehling & Bernardoni

115 South 6th Street

P. O. Box 100

Marshall, IL 62441

(217) 826-6330

ARDC: 0192120

bernardonilaw@gmail.com

Attorney for Purchaser

35 ILCS 200/22-10 & 22-15

9/3,10,17

## REAL ESTATE FOR SALE

In The Circuit Court

Of The Fifth Judicial Circuit  
Marshall, Clark County, Illinois  
First Mid Bank & Trust,  
National Association,  
Plaintiff,

- VS -

Jeremy Coleman  
aka Jeremy D. Coleman and  
Lisa Coleman aka Lisa J.  
Coleman,  
Defendants.

Case No. 21-CH-6

Property Address:

1002 Maple Street

Marshall, IL 62441

Public Notice is hereby giv-  
en that pursuant to a Judgment  
of the above Court entered in  
the above entitled cause on  
June 29, 2021, the following de-  
scribed real estate, to-wit:

Permanent Index Number:  
08-08-13-19-405-014

Commonly known as: 1002  
Maple St., Marshall, IL 62441

will be offered for sale and  
sold at public vendue on Sep-  
tember 28, 2021, at 1:30pm, at  
the Clark County Courthouse,  
501 Archer Avenue, Marshall,  
Illinois.

The Judgment amount is  
\$57,951.69.

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 Clark County. No  
third party checks will be ac-  
cepted. The balance, including  
the Judicial sale fee for Aban-  
doned 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 mort-  
gagee acquiring the residential  
real estate pursuant to its credit  
bid at the sale or by any mort-  
gagee, judgment creditor, or  
other lienor acquiring the resi-  
dential 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 Fore

### **REAL ESTATE FOR SALE**

In The Circuit Court  
Of The Fifth Judicial Circuit  
Marshall, Clark County, Illinois  
First Mid Bank & Trust,  
National Association,  
Plaintiff,  
- VS -  
Zachary Scott Heleine  
aka Zach Heleine and First Mid  
Bank and Trust, National  
Association fka First Mid-Illinois  
Bank and Trust, National  
Association,  
Defendants.

Case No. 20-CH-7  
Property Address:

120 E. Hollyhock Lane  
Martinsville, IL 62442

Public Notice is hereby given that pursuant to a Judgment of the above Court entered in the above entitled cause on June 29, 2021, the following described real estate, to-wit:

Permanent Index Number:  
09-12-08-18-302-009

Commonly known as: 120 E.  
Hollyhock Lane, Martinsville, IL  
62442

will be offered for sale and sold at public vendue on September 28, 2021, at 1:30pm, at the Clark County Courthouse, 501 Archer Avenue, Marshall, Illinois.

The Judgment amount is \$78,695.13.

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 Clark 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 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 J. Miles (#6313161)  
Heavner, Beyers & Mihlar, LLC  
Attorneys at Law

P.O. Box 740 Decatur, IL 62525  
Send Notice/Pleadings to:

Veronika J. Miles (#6313161)  
Email: Non-CookPleadings@  
hsbattys.com

Telephone: (217) 422-1719  
Facsimile: (217) 422-1754  
I 3175135  
9/3,10,17

## **LEGAL NOTICE**

In The Circuit Court  
For The Fifth Judicial Circuit  
Of Illinois

Clark County, Marshall, Illinois  
**First Neighbor Bank,**  
National Association,  
Plaintiff,  
- VS -

**John M. Stivers,** Unknown  
Owners and Nonrecord  
Claimants,  
Defendants.

Cause No.: 2021-CH-10  
Notice By Publication As To  
Unknown Owners And  
Nonrecord Claimants

The requisite Affidavit for publication having been filed, Notice is given to you, Unknown Owners And Nonrecord Claimants, Defendants, that this cause has been commenced against you in this Court, praying for a foreclosure of certain Mortgage concerning the premises described as follows, to-wit:

Beginning At A Point On The West Line Of Washington Street In The Town (Now City) Of Mar-

tinsville, One Hundred (100) Feet South Of The North Line Of Section Seven (7), Township Ten (10) North, Range Thirteen (13) West Of The Second Principal Meridian; Thence Westerly At Right Angles To Washington Street Two Hundred Forty-Four (244) Feet And Three (3) Inches To The East Line Of Randall Street; Thence South Seventy (70) Feet Along The East Line Of Randall Street; Thence Easterly At Right Angles To Randall Street Two Hundred Forty-Four (244) Feet And Three (3) Inches To The West Line Of Washington Street; Thence North Along The West Line Of Washington Street To The Place Of Beginning, Situated In The County Of Clark, In The State Of Illinois.

Commonly known as: 321 N. Washington Street, Martinsville, IL 62442

PIN: 09-12-07-07-201-003

and which said Mortgage was made by: John M. Stivers, the Mortgagor, to First Neighbor Bank, National Association, as Mortgagee, and recorded in the Office of the Recorder of Deeds of Clark County, Illinois, as Document Number 2016-00002074, recorded in Book 606 at page 163; and for other relief, and that the said suit is now pending.

Now, Therefore, Unless You file your answer or otherwise file your appearance in this cause in the Office of the Clerk of this Court, Ami Shaw, Clerk of the Circuit Court, P.O. Box 187, Marshall, IL 62441, on or before October 4, 2021, A Default May Be Entered Against You At Any Time After That Day And A Judgment May Be Entered In Accordance With The Prayer Of Said Complaint.

First Neighbor Bank, N.A.,  
Plaintiff

By:

Of Geisler & Weaver  
Its Attorneys

Tyler J. Weaver  
Geisler & Weaver  
821 Monroe Ave.  
Charleston, IL 61920  
Telephone: 217/348-6300  
Facsimile: 217/348-6301  
tweaver@consolidated.net  
9/3,10,17

## LEGAL NOTICE

Take Notice

Certificate No: 2017-00049

**TO: Lisa Ellen Stout;** Clark County Clerk; Occupants and unknown owners or parties interested and nonrecord claimants.

A Petition for Tax Deed on premises described below has been filed in the Circuit Court of Clark County, Illinois as Case No. 2018-TX-1(23).

The real estate is described as: A part of the SE ¼ and a part of the East 23 acres of the SE ¼ of the NE ¼ of Sec 36, T12N, R13W of the 2 nd P.M., described as follows: Beginning at a Right of Way Marker on the North side of County Highway No. 8 of Clark County (The Mashall Westfield Road), 2783 feet South and 353 feet West of the NE Cor. of the NE ¼ of Sec. 36, T12N, R13W of the 2 nd P.M.; thence Northwesterly along the North Right of Way of said Road 100.9 feet to a Right of Way Marker; thence deflecting to the Right 84 degrees 24 minutes a distance of 178 feet; thence Easterly 100 feet; thence Northerly 83 feet; thence Easterly 174 feet; thence Southerly 261 feet to the place of beginning

Parcel #: 05-02-36-00-200-007

Said property was sold on February 11, 2019 for the General Taxes for the year 2017. The period of redemption will expire on December 22, 2021. On January 18, 2022, the petitioner will make application to such court in said County for an order for Tax Deed should the real estate not be redeemed.

P & N Properties, Inc.  
Petitioner

8/27; 9/3,10

## LEGAL NOTICE

Take Notice

Certificate No: 2017-00025

**TO: The Heirs and Devises of Martha J. Crouch, deceased; Melissa J. Crouch, n/k/a Melissa J Carr; Scarlet McBride;** Clark County Clerk; Occupants and unknown owners or parties interested and nonrecord claimants.

A Petition for Tax Deed on

premises described below has been filed in the Circuit Court of Clark County, Illinois as Case No. 2018-TX-1(21).

The real estate is described as: Lots Six (6), Seven (7), and Eight (8), in Block Four (4) in Ferguson's Addition to the Town (now City) of Casey, Clark County, Illinois, except that part thereof described as beginning at the South West corner of said Lot Eight (8), thence in an easterly direction along the North line of the alley of the South West corner of Lot Five (5) in said Block Four (4), thence in a Northerly direction along the East line of said Lot Six (6) a distance of Sixty-one (61) feet, thence West parallel to the National Road to the West line of said lot Eight (8) and thence South to the place of beginning, being a part of Lots Six (6), Seven (7), and Eight (8) in Block Four (4) in Ferguson's Addition to the Town (now City) of Casey

Parcel #: 03-11-20-10-101-003

Said property was sold on February 11, 2019 for the General Taxes for the year 2017. The period of redemption will expire on December 22, 2021. On January 18, 2022, the petitioner will make application to such court in said County for an order for Tax Deed should the real estate not be redeemed.

P & N Properties, Inc.  
Petitioner

8/27; 9/3,10

## LEGAL NOTICE

In The Circuit Court

Of The Fifth Judicial Circuit  
Marshall, Clark County, Illinois  
**First Mid Bank & Trust,**  
National Association,  
Plaintiff,

- VS -

**Jeremy Coleman**  
**aka Jeremy D. Coleman and**  
**Lisa Coleman aka Lisa J.**  
**Coleman,**  
Defendants.

Case No. 21-CH-6

Property Address:  
1002 Maple Street  
Marshall, IL 62441

Public Notice is hereby given that pursuant to a Judgment of the above Court entered in the above entitled cause on

June 29, 2021, the following described real estate, to-wit:

Lot Five (5) In Block Forty-Nine (49) In Archer's First Addition To The Town, Now City Of Marshall, Clark County, Illinois.

Permanent Index Number:  
08-08-13-19-405-014

Commonly known as: 1002 Maple St., Marshall, IL 62441

will be offered for sale and sold at public vendue on September 28, 2021, at 1:30pm, at the Clark County Courthouse, 501 Archer Avenue, Marshall, Illinois.

The Judgment amount is \$57,951.69.

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 Clark 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 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 J. Miles (#6313161)  
Heavner, Beyers & Mihlar, LLC

Attorneys at Law  
P.O. Box 740 Decatur, IL 62525  
Send Notice/Pleadings to:  
Veronika J. Miles (#6313161)  
Email: Non-CookPleadings@hsbattys.com  
Telephone: (217) 422-1719  
Facsimile: (217) 422-1754  
1 3175132  
9/3,10,17

## **PUBLIC BID NOTICE**

2021 Installation of  
Concrete Boat Ramp, Curb  
and Gutter, Light Fixtures

The **Clark County Park District** is requesting bids for 2021 installation of concrete boat ramp, curb and gutter, light fixtures for the Clark County Park District. Documents must be submitted as a sealed bid labeled "2021 Concrete Boat Ramp" by 2pm prevailing time on September 16, 2021. Delivered or mailed to: Clark County Park District, 20482 N. Park Entrance Road, Marshall, IL 62441.

Faxed or emailed documents will not be accepted. The lowest responsive bid that is in the best interest to the Park District will be awarded the bid at the September 16, 2021 regular board meeting.

Bid documents can be picked up at the Clark County Park District Office at the address provided above or by emailing Jeffrey Tippett at jeff.tippett@ccparkdistrict.com.  
8/17,20,24,27,31;  
9/3,7,10

## **LEGAL NOTICE**

Take Notice

Certificate No: 2017-00030

**TO: Burson Rentals LLC; Dickie J. Burson; Janet G. Burson;** Clark County Clerk; Occupants and unknown owners or parties interested and nonrecord claimants.

A Petition for Tax Deed on premises described below has been filed in the Circuit Court of Clark County, Illinois as Case No. 2018-TX-1(22).

The real estate is described as: Lot 1 in Block 19 in Dulaney's First Addition to the Town (now City) of Casey. Situated in the County of Clark and

the State of Illinois

Parcel #: 03-11-20-13-304-001

Said property was sold on February 11, 2019 for the General Taxes for the year 2017. The period of redemption will expire on December 22, 2021. On January 18, 2022, the petitioner will make application to such court in said County for an order for Tax Deed should the real estate not be redeemed.

P & N Properties, Inc.  
Petitioner  
8/27; 9/3,10

## **LEGAL NOTICE**

In The Circuit Court

Of The Fifth Judicial Circuit  
Marshall, Clark County, Illinois  
**First Mid Bank & Trust,**  
National Association,  
Plaintiff,

- VS -

**Zachary Scott Heleine**  
**aka Zach Heleine** and First  
Mid Bank and Trust, National  
Association fka First Mid-Illinois  
Bank and Trust, National  
Association,  
Defendants.

Case No. 20-CH-7

Property Address:  
120 E. Hollyhock Lane  
Martinsville, IL 62442

Public Notice is hereby given that pursuant to a Judgment of the above Court entered in the above entitled cause on June 29, 2021, the following described real estate, to-wit:

A part of the South Half of Section 8, T10N, R13W of the 2nd P.M., Clark County, Illinois, described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of Section 8; thence North 00 degrees, 52 minutes, 24 seconds West, 1324.71 feet (bearings assumed for description purposes only), along the East line of the Southwest Quarter of said Section 8; the point of beginning, being the Southeast corner of Lot 29 of the Trustees Subdivision of the West Half of Section 8, thence West 142 feet to a point in the adjoining property line; thence South 425 feet to a point; thence East 513 feet to a point; thence North 969.42 feet to a point; thence West 371 feet to a point in the East line of

the Southwest Quarter of Section 8; thence South 557 feet to the point of beginning, containing 9.66 acres, m/o/l. (For reference see Plat of Survey recorded at Book 6 of Plats at page 188, Recorder's Office, Clark County, Illinois.)

Permanent Index Number:  
09-12-08-18-302-009

Commonly known as: 120 E. Hollyhock Lane, Martinsville, IL 62442

will be offered for sale and sold at public venue on September 28, 2021, at 1:30pm, at the Clark County Courthouse, 501 Archer Avenue, Marshall, Illinois.

The Judgment amount is \$78,695.13.

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 Clark 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 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. Prospec-

tive 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.

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