

The County Chronicle

113 E. Illinois St. • P.O. Box 19 • Arthur, IL 61911
217/543-2151 • E-mail: legals@thecounty-chronicle.com
www.thecounty-chronicle.com

CERTIFICATE OF PUBLICATION

State of Illinois }
County of Douglas } SS.

I, the undersigned, do hereby certify that I am the publisher of The County Chronicle, a public weekly in the Village of Arthur, Douglas County, Illinois, and that the same has been regularly published for at least one year prior to the date of the first publication of the notice hereafter mentioned, and is qualified as newspaper as defined in 715 ILCS 5/5, Act - Chapter 100, Sections 1 and 5, Illinois Revised Statutes.

I further certify that a notice, or advertisement, of which the annexed is a true printed copy, has been regularly published in said newspaper,1.... time(s), one each week for ...1..... successive week(s), the first publication thereof having been made in the issue of the The County Chronicle on the ..10.... day ofJune..... A.D. 20.26... Fee \$.....33.60.....

Published6/10/26.....

IN WITNESS WHEREOF, I have hereunto set my hand at Arthur in said County and State, this ...10.... day ofJune..... A.D. 20..26..



Publisher
The County Chronicle

ILLINOIS POLLUTION CONTROL BOARD

60 EAST VAN BUREN, SUITE 630

CHICAGO, IL. 60605

Court news

Continued from page B8

Carolina Rodriguez, Luis Rodriguez granted a mortgage to Coastal Community Bank for document No. 310735, 436 W. Main St., Arcola.

Jerry Lee Duzan granted a warranty deed to Larry W. Mast, Ruby Mast for document No. 310736, 619B N. County Road 475 East, Tuscola.

Larry W. Mast, Ruby Mast granted a mortgage to First

National Bank of Nokomis Arthur Branch for document No. 310737, 619 N. County Road 475 East, Tuscola.

Alex Yoder granted a warranty deed to Daniela Olaya Ramirez, Ethan Ramirez for document No. 310738, 313 E. Overton St., Tuscola.

Daniela Olaya Hudson, Ethan Hudson granted a mortgage to Mortgage Electronic Registration Systems Inc. / United Wholesale Mortgage LLC for document No. 310739, 313 E. Overton St., Tuscola.

Broadlands Wind Farm LLC granted a affidavit to Stevenetta Shearer, Ted E. Shearer for document No. 310740.

Geronimo M. Caldwell, Carniola Capital LLC granted a judge's deed to City of Villa Grove for document No. 310741, 411 W. Vine St., Villa Grove.

First State Bank granted a mortgage release to Conner E. Plotner for document No. 310742, 302 S. Parke, Tuscola.

Farm Credit Illinois FLCA granted a mortgage release to R. Stephen Holaday, Robert Ste-

phen Holaday for document No. 310743.

Villa Grove State Bank granted a satisfaction of mortgage to Cassandra Eversol Gunter, Roderrick R. Gunter for document No. 310744, 1020 N. Possum Trail, Villa Grove.

First State Bank and Trust granted a mortgage release to Alex Yoder, Alex W. Yoder for document No. 310745, 313 E. Overton St., Tuscola.

Regions Bank granted a mortgage release to Charles L. Duncan, Charles Leon Duncan

for document No. 310746, 1250 N. U.S. Hwy. 45, Tuscola.

Julie Prestridge granted a mortgage to Dart Collateral Manager LLC for document No. 310747, 101 Carriage Court, Arthur.

Elizabeth Kraatz, James J. Kraatz Estate granted a administrator's deed to Matthew S. Kraatz for document No. 310748, 2175 E. County Road 600 North, Oakland.

Barrington Bank and Trust Co. NA / Wintrust Mortgage granted a lis pendens to Daniel Kuhn, Sue Ann Kuhn for document No. 310749, 306 S. Howard St., Newman.

Arvest Bank / Mortgage Electronic Registration Systems Inc. granted a mortgage release to Julie W. Cox for document No. 310750, 604 S. Locust St., Arcola.

Freedom Mortgage Corporation / Mortgage Connect LP granted a miscellaneous document to Secretary of Veterans Affairs for document No. 310771, 823 E. Progress St., Arthur.

Barbara S. Coslet Estate, Harold Coslet Estate, Ellen S. Coslet Lindsey granted a quit claim deed to Duane H. Coslet, Ellen S. Coslet Lindsey for document No. 310772, 205 N. Center St., Murdock.

Isaac W. Kitchen, Kimberly D. Kitchen granted a mortgage to First State Bank and Trust for document No. 310773, 206 E. Illinois St., Arthur.

Alex Jay Williams, Jennifer Nicole Williams granted a warranty deed to Katrina Kohlbecker, Paul Kohlbecker for document No. 310774, 913 E. Barker, Tuscola.

PUBLIC NOTICES

PUBLIC NOTICE

STATE OF ILLINOIS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT DOUGLAS COUNTY IN PROBATE
In the Matter of the Estate of Donette Fife Bergeson, Deceased No. 2026-PR-12
NOTICE OF DEATH AND CLAIM PERIOD

Notice is hereby given of the death of Donette Fife Bergeson. Letters of Office were issued on 05/08/2026, to Rand Fife Bergeson whose address is 712 Lakeshore Dr., Tuscola, IL 61953 whose attorney is Andrew L. Petty, 402 S. Chestnut St., Arcola, IL 61910. Claims against the estate may be filed in the office of the Clerk of the Circuit Court at the Douglas County Courthouse, Tuscola, Illinois 61910, or with the representative,

or both, within six months from the date of the first publication of this notice, and any claim not filed within that period is barred. Copies of any claim filed with the Circuit Clerk must be mailed or delivered to the Independent Administrator and to their attorney within ten (10) days after it has been filed. Dated at Arcola, Illinois this 11 day of May, 2026. Andrew L. Petty The Law Office of Andrew L. Petty Attorney for Independent Administrator 402 S. Chestnut St. P.O. Box 128 Arcola, IL 61910 Email: andrew@pettylawoffice.net Telephone:(217) 512-1434 ARDC# 6294548 Published 6/10, 6/17, 6/24/26

PUBLIC NOTICE

NOTICE
Notice is hereby given that, on June 8, 2026 and thereafter, the proposed Annual Appropriation Ordinance of the City of Tuscola for fiscal year 2027 will be on file and available for public inspection on the City's website (https://tuscola.org/government/foia). A copy of the ordinance is also available for pick up at City Hall (214 N Main ST, Tuscola, IL). Requests for a pick-up copy should be either by e-mail (info@tuscola.org) or phone (217-253-2112). Notice is further given that a public hearing will be held on the pro-

posed Annual Appropriation Ordinance on the 13th day of July, 2026 at 6:45 p.m. at the Tuscola City Hall, 214 N. Main, Tuscola, Illinois. Written comments will be accepted for Public Comment or in-person participation. Written comments may be emailed to info@tuscola.org ahead of the meeting. The City Council requests that these comments be kept brief as they will be read aloud during the Public Comment portion of the hearing. Beth Leamon City Clerk of Tuscola Published 6/10/26

PUBLIC NOTICE

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT DOUGLAS COUNTY - TUSCOLA, ILLINOIS Rocket Mortgage, LLC PLAINTIFF Vs. James Robert Fleming; et. al. DEFENDANTS No. 2024FC5 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 06/10/2025, the Sheriff of Douglas County, Illinois will on July 14, 2026 at the hour of 10:00 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: ALL OF LOT 150 B EXCEPT THE NORTH 40 FEET OF EVEN WIDTH OF LOT 150 B, IN SECOND PLAT OF MORNINGSIDE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1958 IN PLAT BOOK 2, PAGE 20 IN THE RECORDER'S OFFICE, SITUATED IN DOUGLAS COUNTY, ILLINOIS. PIN 02-07-30-340-011 Improved with Residential COMMONLY KNOWN AS: 830 E Columbia St Arthur, IL 61911 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 14-24-00597. I3287812 published 6/03, 6/10, 6/17/26

PUBLIC NOTICE

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT OF ILLINOIS DOUGLAS COUNTY ILLINOIS PROBATE DIVISION IN THE MATTER OF THE ESTATE OF LAVONNE L. CONLIN, Deceased. No. 2026PR11
NOTICE FOR PUBLICATION - CLAIMS
Notice is given to creditors of the death of LAVONNE L. CONLIN of Arthur, Douglas County, Illinois. Letters of Office were issued to CATHY A. ASKEW of Neoga, Illinois, whose attorney is Billie J. Constant of Constant, Wawrzynek & Grove LLC, P.O. Box 1425, Mattoon, IL 61938. The Estate will be administered without court supervision, unless under Section 5/28-4 of the Probate Act (755 ILCS 5/28-4) any interested person terminates Independent Administration at any time by mailing or delivering a Petition to Terminate to the Clerk. Claims against the estate may be filed in the office of the Clerk of the

Circuit Court at the Douglas County Courthouse, Tuscola, Illinois 61953, or with the representative, or both, on or before December 10, 2026, or if mailing or delivery of notice from the representative is required by Section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the Clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed. Dated: June 10, 2026 CATHY A. ASKEW Independent Executor Billie J. Constant ARDC No. 6333305 Attorney for Representative Constant, Wawrzynek & Grove LLC 1400 Charleston Ave., Suite 200 P.O. Box 1425, Mattoon, IL 61938 Tel: 217-234-7123 Email: billie@mattoonlawyers.com Published 6/10, 6/17, 6/24/26

PUBLIC NOTICE

ILLINOIS POLLUTION CONTROL BOARD NOTICE OF PROPOSED STIPULATION AND PROPOSAL FOR SETTLEMENT OF ENFORCEMENT CASE
The Attorney General has brought a case against Alpena Vision Resources for violating State pollution control rules. On May 27, 2026, the parties filed a stipulation and proposal for settlement. The parties agree that a hearing is unnecessary, and in accordance with State law, have requested that the settlement be adopted without holding a public hearing. Any person who would like to comment on, or demand a public hearing on, the stipulation and proposal for

settlement may do so by filing a written comment or hearing demand with the Illinois Pollution Control Board within 30 days after the publication of this notice. The written comment or hearing demand must refer: People of the State of Illinois v. Alpena Vision Resources, LLC, PCB 13-16, and must be filed with the Clerk of the Illinois Pollution Board, 60 East Van Buren, Suite 630, Chicago, Illinois 60605. Additional information can be obtained through the Office of the Clerk at 312/814-3461 and the Board's website at https://pcb.illinois.gov/. Barbara Flynn Currie Chairman Published 6/10/26

REAL ESTATE

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT DOUGLAS COUNTY - TUSCOLA, ILLINOIS Rocket Mortgage, LLC PLAINTIFF Vs. James Robert Fleming; et. al. DEFENDANTS No. 2024FC5 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 06/10/2025, the Sheriff of Douglas County, Illinois will on July 14, 2026 at the hour of 10:00 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 02-07-30-340-011 Improved with Residential COMMONLY KNOWN AS: 830 E Columbia St Arthur, IL 61911 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, purchas-

ers 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 14-24-00597. I3287812 printed 6/03, 6/10, 6/17/26

Morton Community Bank / State Bank of Arthur Trust No. 431 granted a trustee's deed to Dorothy J. Herschberger, Raymond L. Herschberger for document No. 310754, 715 N. County Road 125 East, Arthur.

Morton Community Bank / State Bank of Arthur Trust No. 431 granted a trustee's deed to Dorel E. Woodworth, Janice C. Woodworth for document No. 310755, 620 E. Progress St., Arthur.

Morton Community Bank / State Bank of Arthur granted a trustee's deed to Lavern Schrock, Lisa Schrock for document No. 310756, 550 Dogwood Drive, Arthur.

Lucia Jeanette Cortez granted a quit claim deed to Arturo Cortez Moreno for document No. 310757, 415 W. Main St., Arcola.

Jean Rupert, Joel D. Ruppert granted a warranty deed to Eugene Allan Shonk for document No. 310758, 604 N. Missouri St., Hindsboro.

Yoder Farm and Drainage granted a warranty deed to Derrick R. Otto, Emily R. Otto for document No. 310759.

Cox Land Surveying granted a plat for document No. 310760.

Gerald E. Daniels granted a affidavit to Edith Marie Daniels, Judy K. Daniels, Marcia Daniels for document No. 310761.

Anna Catherine Daniels granted a affidavit to Edith Marie Daniels, Judy K. Daniels, Marcia Daniels for document No. 310762.

Marica Hopkins granted a power of attorney to Judy K. Daniels for document No. 310763, 502 S. Park St., Tuscola.

Edith Marie Griffith granted a power of attorney to Judy K. Daniels, Judy K. Short for document No. 310764, 502 S. Park St., Tuscola.

Edith Marie Daniels, Judy K. Daniels, Marcia Daniels, Edith Marie Griffith, Marcia Hopkins, Judy K. Nussmeyer, Judy K. Short granted a warranty deed to Sarah Fuentes Gallegos for document No. 310765, 502 S. Parke, Tuscola.

Kollin Fitch granted a mortgage to Longview Bank for document No. 310766, 502 S. Parke St., Tuscola.

Chad Hausmann, Tina Hausmann granted a warranty deed to Apgar Investments LLC for document No. 310767, 211 N. Main St., Tuscola; 215 N. Main St., Tuscola.

Alex Jay Williams, Jennifer Nicole Williams granted a warranty deed to Katrina Kohlbecker, Paul Kohlbecker for document No. 310768, 707 Pheasant Run Road, Tuscola.

Jill M. Earley, Ryan M. Earley granted a mortgage to Wells Fargo Bank for document No. 310769, 707 Pheasant Run Road, Tuscola.

Eric Miller, Kim Miller, Kimberly Miller granted a mortgage to CEFUCU for document No. 310770, 500 E. Van Allen St., Tuscola.

Freedom Mortgage Corporation / Mortgage Connect LP granted a miscellaneous document to Secretary of Veterans Affairs for document No. 310771, 823 E. Progress St., Arthur.

Barbara S. Coslet Estate, Harold Coslet Estate, Ellen S. Coslet Lindsey granted a quit claim deed to Duane H. Coslet, Ellen S. Coslet Lindsey for document No. 310772, 205 N. Center St., Murdock.

Isaac W. Kitchen, Kimberly D. Kitchen granted a mortgage to First State Bank and Trust for document No. 310773, 206 E. Illinois St., Arthur.

Alex Jay Williams, Jennifer Nicole Williams granted a warranty deed to Katrina Kohlbecker, Paul Kohlbecker for document No. 310774, 913 E. Barker, Tuscola.

Villa Grove State Bank granted a satisfaction of mortgage to Brian D. Koeberlein, Mitzi D. Koeberlein for document No. 310775, 507 Crawford Ave., Villa Grove.

Nancy Rice Hausman granted a quit claim deed to Nancy Joan Hausman 2026 Declaration of Trust, Nancy Joan Hausman, Trustee for document No. 310776, 709 S. Indiana, Tuscola.

Brian K. Harman, Sheriff of Douglas County granted a sheriff's deed to Freedom Mortgage Corporation for document No. 310777, 301 S. Smith St., Newman.

Larry E. Morgan, Margel E. Morgan granted a warranty deed to Andrew T. Porter for document No. 310778, 604 E. Houghton St., Tuscola.

Andrew T. Porter granted a mortgage to Philo Exchange Bank for document No. 310779, 604 E. Houghton St., Tuscola.

Philo Exchange Bank granted a satisfaction of mortgage to Draggin Up Ventures Inc. for document No. 310780, 108 S. Oak St., Villa Grove.

Gerald P. Quinn, Traice Lynn Quinn granted a affidavit to Taylor R. Greifenkamp, Miranda L. Hahney, Traice Lynn Quinn for document No. 310781, 306 S. Richman, Villa Grove.

Taylor R. Greifenkamp, Miranda L. Hahney, Traice L. Quinn granted a quit claim deed to Traice L. Quinn for document No. 310782, 306 S. Richman, Villa Grove.

Traice L. Quinn granted a transfer on death instrument to Taylor R. Greifenkamp, Miranda L. Hahney for document No. 310783, 306 S. Richman, Villa Grove.

Delories E. Shrock, Larry J. Shrock granted a easement to Shingle Oak Properties LLC for document No. 310784.

Sanstrom Properties LLC granted a warranty deed to Beliny Blaser for document No. 310785, 403 N. Broadway St., Newman.

Beliny Blaser granted a mortgage to New American Funding LLC for document No. 310786, 403 N. Broadway St., Newman.

Mortgage Electronic Registration Systems Inc. / USAA Federal Savings Bank granted a satisfaction of mortgage to Steven Barker, Teri Barker for document No. 310787, 1459 Timber Lane, Camargo.

Gary Kuhns, Ruth Ann Kuhns granted a warranty deed to Brad Kuhns, Christine Kuhns for document No. 310788, 806 N. County Road 400 East, Tuscola.

Mortgage Electronic Registration Systems Inc. / Quicken Loans LLC granted a satisfaction of mortgage to Mary A. Brewer, James L. Pattenaude, Mary Pattenaude for document No. 310789, 105 Wilshire Drive, Tuscola.

Kirk A. Christman granted a quit claim deed to Laura Becker, Trustee, Kirk A. Christman Trust for document No. 310790, 1300 N. County Road 1450 East, Tuscola.

Aaron Mendoza and Kristina Mendoza granted a mortgage to Villa Grove State Bank for document No. 310791, 105 Magnolia, Villa Grove.

April M. McKinnery granted a mortgage to U.S. Bank National Association for document No. 310792, 6 N. Henson Road, Villa Grove.