

LAWRENCE COUNTY, ILLINOIS



Sealed Bid Auction of Surplus Real Estate and Mobile Homes

Last Day to Bid: February 13, 2026

Deliver Bids to:
Barbie Morey, Treasurer
Hours: 8:00 a.m. - 4:00 p.m.
Lawrence County Courthouse Annex
1106 Jefferson Street
Lawrenceville, Illinois 62439



Dear Prospective Bidder:

This real estate sale is conducted under the direction and authority of the County Board, which is acting as Trustee for the taxing districts. These properties are a by-product of the County's Tax Collection Program. We hope this sale will return the properties to productive use and insure that the taxes are paid in the future.

We invite you to bid on the parcels according to the terms of the "Binding Purchase Contract / Sealed Bid". All bidders must either place a bid online or sign and submit their sealed written bids, along with full payment, on or before the "last day to bid" date shown on the front of this catalog. The parcels will be sold to the highest bidders. **There will be no verbal bidding at this auction. We will only accept online or sealed written bids.**

Please take time to accurately prepare your bid and thoroughly follow the "Bidding Procedures Check List". If you need assistance, please call 1-800-248-2850 and ask for the Auction Sale Department.

Thank you for your interest. Remember, your bid must be received **on or before** the "last day to bid" date.

Sincerely yours,

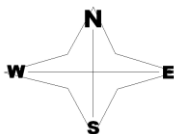
Auction Sale Department
County Tax Agent

Special Sale Notices / Real Estate



This real estate sale is a "Sealed Bid" Auction. You must either submit a bid online or deliver a completed "BINDING PURCHASE CONTRACT / SEALED BID" along with payment in full to the Treasurer's office no later than the "last day to bid" date in order to participate. If you plan to mail your bid to the Treasurer, please be sure to allow sufficient time for the bid to be received. ***Only online or sealed written bids will be accepted. There will be no Verbal Bidding at this auction. We recommend that you personally deliver your bid.***

- ◆ Full payment must be included with any sealed written bid and can be made by: **PERSONAL CHECK, CASHIER'S CHECK, MONEY ORDER, OR BANK DRAFT**. If paying by Cashier's Check, Money Order or Bank Draft, be sure to ask about the issuer's refund policy. If you are outbid, your original form of payment will be returned to you.
- ◆ Properties will sell to the highest bidder. Each successful bidder will be contacted by mail. Should two or more bidders offer the same successful bid, they will be contacted with further bidding instructions.
- ◆ Payment will be returned to the unsuccessful bidders at the address shown on the "BINDING PURCHASE CONTRACT / SEALED BID".
- ◆ Please be sure to thoroughly review the bidding procedures on the following pages. They will help you in preparing and submitting your bid.
- ◆ The Information contained in this catalog is deemed reliable but is not guaranteed.
- ◆ County officers and County employees and their relatives are prohibited from purchasing properties at this sale. Chapter 55 of the Illinois Compiled Statutes, Act 55, Section 1 prohibits purchase by such persons. The submission of any bid at this sale constitutes the bidder's express warranty that the bidder is duly qualified by law to purchase property from the seller, and that the sale of property to such bidder pursuant to such bid is not prohibited by the provisions of the foregoing Illinois Statute. *If you need a clarification of this law, please contact the State's Attorney's Office.*
- ◆ **The County reserves the right to reject any and all bids, and to withdraw any parcel from the sale without prior notice.**
- ◆ Some properties offered for sale may be hazardous or condemned by local authorities. Additionally, building demolition may have occurred or may be imminent on some of the parcels offered. The County does not guarantee availability of building or repair permits, or freedom from demolition or other municipal liens or code enforcement proceedings. We urge you to investigate the property and contact the appropriate governmental authorities **BEFORE BIDDING**.
- ◆ Item Numbering: If there is a lack of sequence, it is due to items being withdrawn from the sale prior to catalog printing.
- ◆ Cross hatching on plat maps identifies property being sold:
- ◆ We try to indicate North on the plat for each parcel. The direction for North will be indicated by one of the two following symbols.



- Or -



ONLINE BIDDING PROCEDURES CHECK LIST / REAL ESTATE

- ☐ Create an account or log into an existing account at www.iltaxsalebids.com to place a bid.
- ☐ Physically inspect the property. The property is sold "as is" and your inspection is important.
- ☐ Determine the amount of your bid. Only the highest bid will be accepted. You should bid the highest amount you wish to pay for the property.
- ☐ On Submit Bid screen:
 - ☐ Verify the Item Number and Property Details
 - ☐ Select names (Name 1, Company Name, Name 2, Name3) to appear on Contract and Deed
 - ☐ Edit your profile to edit your name
 - ☐ Fill in **Bid** (the Minimum Bid is \$822.00)
 - ☐ View Terms & Conditions
 - ☐ Agree to terms and conditions
 - ☐ Submit Bid
- ☐ If you submit an Online Bid and are the highest bidder, you will be notified via email with instructions for payment. You will have seven days to submit payment in full or your bid will be rejected and we will move to the next highest bidder.
- ☐ You can view all of your bids under "View My Bids".

SEALED WRITTEN BIDDING PROCEDURES CHECK LIST / REAL ESTATE

- ☐ Obtain a catalog and "Binding Purchase Contract / Sealed Bid" form from the Treasurer's office. You may make as many photocopies of the form as you feel necessary.
- ☐ Physically inspect the property. The property is sold "as is" and your inspection is important.
- ☐ Determine the amount of your bid. Only the highest bid will be accepted and you will not have another chance to raise your bid. You should bid the highest amount you wish to pay for the property.

- ☐ Completely fill in (*please print clearly*) all of the Sealed Bid" including:

BOXED

portions of the "Binding Purchase Contract /

- ☐ Fill in the **Item #** in the upper right portion of the "Binding Purchase Contract / Sealed Bid" (this shows in the first column of the property information pages under **ITEM**)
- ☐ Fill in the **PARCEL NUMBER** in the Subject Property section (this shows in the second column of the property information pages under **PARCEL NUMBER**)
- ☐ Fill in **Date of Bid**
- ☐ Fill in **Bid** (the Minimum Bid is \$822.00)
- ☐ Fill in **Name of Purchaser**
- ☐ Fill in **Mailing Address**
- ☐ Fill in **Telephone Number**
- ☐ **Sign** in the boxed area in lower right hand corner

- ☐ Include payment in full (NO CASH).
 - ☐ made payable to: **COUNTY TRUSTEE**
 - ☐ in the amount of the **Bid** (the Minimum Bid is \$822.00)
 - ☐ show the **Item #** in the remarks or memo section of your payment
 - ☐ If paying by Cashier's check, Money Order or Bank Draft, be sure to ask about the issuer's refund policy. If you are outbid, your original form of payment will be returned to you.
- ☐ Place each "**Binding Purchase Contract / Sealed Bid**" and **payment** in a sealed envelope with "**SEALED BID**" indicated on the outside. Deliver it to the Treasurer at address shown on the cover of this catalog. If you choose to mail your bid to the Treasurer, be sure to allow sufficient time for the Treasurer to receive your bid before the last day to bid date. You may wish to mail your bid by certified mail or call the Treasurer to confirm timely receipt .

You will be notified by mail approximately 7 days after the "last day to bid" date as to the auction results. If you are successful, you will receive a signed copy of your "Binding Purchase Contract / Sealed Bid". If you are unsuccessful, you will receive your payment marked "void" and a letter informing you of the amount of the successful bid.

ENVELOPE FORMATS



Please deliver each bid and payment in a separate sealed envelope. You should include only one bid and payment in each envelope.

While we recommend you hand deliver your bid, mailed in bids are also acceptable. No matter how the bid is delivered, it is your responsibility to insure that it is received on or before the "last day to bid" date. The date of postmark means nothing if the bid is not received in time. You might wish to consider using certified mail.

Suggested format for

Suggested format for

SEALED BID
ITEM# _____

Your Name	
Address	
City, State Zip	
County Treasurer	
Sealed Bid Auction	
Address	
City, State Zip	
ITEM# _____	DO NOT OPEN SEALED AUCTION BID

BINDING PURCHASE CONTRACT / REAL ESTATE / SEALED BID**Item #** _____

The terms and provisions of any "Purchaser Acknowledgment" concerning this item are a part hereof.

LAWRENCE County, as Trustee hereinafter referred to as "**SELLER**"**SUBJECT PROPERTY:**

(Identified by Tract or Permanent Parcel ID#)

Date of Bid: _____**Bid:** \$ _____**MINIMUM BID IS \$822.00**

Please **enclose payment** for the full amount of bid. If you are not the successful bidder, the funds will be returned. If you are the successful bidder, the payment will be deposited and a signed copy of this contract will be returned to you.

The information below will appear upon the deed and future tax bills.

PURCHASER(S): _____ **(PLEASE PRINT)**Hereinafter referred to as "**PURCHASER**"**MAILING ADDRESS:** _____

_____**PHONE NUMBER:** _____**Email:** _____

PURCHASER agrees to purchase and SELLER agrees to sell the interest of SELLER in the "SUBJECT PROPERTY" described by the above Tract or Permanent Parcel ID number(s) upon the terms and conditions herein. **NO PERSONAL PROPERTY IS SOLD TO PURCHASER HEREUNDER!**

Method of Payment. All payments are to be made payable to COUNTY TRUSTEE. Bids will not be considered unless full payment is tendered along with the bid.

Title/Survey. SELLER MAKES NO GUARANTEE AS TO THE QUALITY OR CONDITION OF TITLE. Title may be affected by defects arising prior or subsequent to SELLER'S acquisition. PURCHASER shall obtain and pay for any title examination and/or survey desired by PURCHASER. If the PURCHASER'S research reveals any defect which renders the title unmarketable, and if written evidence of such defect is presented to SELLER within 30 days from date of the Purchase Offer, and if SELLER shall be unable or unwilling to cure such defect within a reasonable time (during which time the final payment date shall be extended without expense to PURCHASER), the PURCHASER has the right to rescind the sale and receive a refund of all sums deposited with SELLER under the Purchase Offer without interest thereon. All claims of defect in title and/or survey shall be deemed waived by PURCHASER unless presented to SELLER in the time and manner above provided. The SELLER will not in any case be required to reimburse PURCHASER for expenses incurred in any investigation or inspection of the property or its title, or in curing any defects in the condition thereof, or for any other expense.

Property Condition. PURCHASER hereby accepts the subject property in "AS IS" condition, based upon PURCHASER'S own inspection and acceptance of the record and actual physical condition of the property and structures thereon. Neither SELLER nor SELLER'S Agent makes any guarantee, warranty or representation, express or implied, or of any kind whatever, as to the subject property or any structure thereon, whether as to location, quality, kind, character, size, description, fitness for any use or purpose (including habitability or other occupancy), freedom from any defect (whether latent or patent), compliance with or freedom from violation (or legal action to abate claimed violation) of any building, housing, zoning, environmental and/or other applicable ordinances, statutes or laws, or freedom from legal action to demolish any structure by reason of the condition thereof, or any other aspect of the property or structures thereon now or hereafter. PURCHASER'S RIGHTS ARE SUBJECT TO ALL MATTERS ASCERTAINABLE FROM PERSONAL INSPECTION AND FROM CONSULTATION WITH LOCAL GOVERNMENTAL AUTHORITIES.

Purchaser Acknowledgment. The terms and provisions of any "Purchaser Acknowledgment" concerning this item are a part hereof.

Acceptance Date: _____

SELLER: _____

By Its Authorized Agent
County Tax Agent - Telephone 618-656-5744
Post Office Box 96, Edwardsville, Illinois 62025-0096
www.iltaxsale.com

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Possession. PURCHASER shall not enter the subject property or any structure thereon or otherwise take physical possession thereof, or cause any detrimental alteration thereto, or remove any personal property therefrom, at any time before recording of the deed to PURCHASER. PURCHASER shall, at PURCHASER'S expense maintain the subject property in safe condition and assure its compliance with all applicable laws and ordinances from and after the date hereof and, if presently unoccupied, shall secure the same against unauthorized entry. No refunds will be made based upon damage to, or the condition of, the subject property or any structure thereon at any time.

Transfer of Title. SELLER will quitclaim its interest in the subject property, as directed herein, approximately 90 days after receipt of full payment. In the event PURCHASER consists of two or more persons, SELLER will convey title to them as joint tenants with the right of survivorship unless, prior to deed preparation, SELLER receives contrary written instructions signed by them. PURCHASER will receive PURCHASER'S recorded deed directly from the Recorder's Office.

Future Taxes. PURCHASER shall pay all general taxes accruing, and all special taxes and assessments becoming due, upon the subject property for the period beginning January 1 of the year 2027.

Indemnity. PURCHASER hereby releases and agrees to hold harmless and to indemnify SELLER, and SELLER'S Agent, and each of their respective officers, agents, subagents and employees from, and hereby assumes all responsibility for, all existing and future liabilities associated with the subject property and any improvements thereon, and from all costs, claims, losses and expenses (including reasonable attorney fees and other costs of litigation) caused by, resulting from, or relating to the acts or omissions of the PURCHASER and the PURCHASER'S agents and employees from and after the date of this contract.

Failure to Complete Purchase. IN THE EVENT PURCHASER FAILS TO COMPLETE THIS PURCHASE, SELLER MAY RETAIN ALL MONIES PAID AS LIQUIDATED DAMAGES AND NOT AS A PENALTY. PURCHASER ACKNOWLEDGES THAT SUCH RETENTION IS REASONABLE UNDER THE CIRCUMSTANCES AND THAT PURCHASER SHALL HAVE NO FURTHER RIGHT HEREUNDER.

Right of Rescission. UNTIL RECORDING OF THE DEED TO PURCHASER, THE SELLER RESERVES THE UNCONDITIONAL RIGHT TO CANCEL THIS AGREEMENT AND RESCIND THIS SALE, FOR ANY REASON WHATSOEVER, AND IN SUCH EVENT ALL SUMS DEPOSITED WITH SELLER HEREUNDER SHALL BE REFUNDED WITHOUT INTEREST THEREON.

rev 8/15

Purchaser Signature(s)

X _____

X _____

BINDING PURCHASE CONTRACT / REAL ESTATE / SEALED BID**Item #** _____

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By Its Authorized Agent
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rev 8/15

Purchaser Signature(s)

X _____

X _____

DELINQUENT TAX PROGRAM AUCTIONS

DATE	COUNTY	CITY	TIME
01/09/2026	Kane	Geneva	SEALED BID
01/23/2026	Greene	Carrollton	SEALED BID
01/30/2026	St. Clair	Belleville	SEALED BID
02/13/2026	Lawrence	Lawrenceville	SEALED BID
02/13/2026	Wabash	Mt. Carmel	SEALED BID
02/13/2026	Hamilton	McLeansboro	SEALED BID



This list is provided should you wish to purchase properties in other Counties. Catalogs are available for each auction at the respective Courthouse or online at www.iltaxsale.com approximately 30 days in advance. Mobile Homes may be included in some sales. As this schedule is subject to change, please contact the Tax Agent (618-656-5744) to confirm the date, time, and place of any auctions you might wish to attend or visit us @ www.iltaxsale.com

Revised: January 06, 2026

STREET ADDRESS TO ITEM NUMBER INDEX

<u>Street Name</u>	<u>Approximate Address</u>	<u>City</u>	<u>Item Number</u>
	ILLINOIS STATE ROUTE #1	LAWRENCEVILLE, IL 62439	0226009B
12TH	316 S. 12TH ST.	ST FRANCISVILLE, IL 62460	0226014B
13TH	1609 13TH STREET	LAWRENCEVILLE, IL 62439	0226025B
13TH	2018 13TH ST	LAWRENCEVILLE, IL 62439	0226026B
4H	7987 4H RD	SUMNER, IL 62466	0226021B
9TH	310 N. 9TH ST.	ST FRANCISVILLE, IL 62460	0226015B
ARLINGTON	904 ARLINGTON AVE.	BRIDGEPORT, IL 62417	0226007B
BEE BRANCH	14242 BEE BRANCH LN.	LAWRENCEVILLE, IL 62439	0226002B
BRIDGEPORT	10544 BRIDGEPORT RD	BRIDGEPORT, IL 62417	0226024B
BUGABOO	1292 BUGABOO LN.	SUMNER, IL 62466	0226001B
BUSSEE	6832 BUSSEE RD	ST FRANCISVILLE, IL 62460	0226023B
CASTLE	6378 CASTLE RD.	LAWRENCEVILLE, IL 62439	0226012B
CEDAR	108 W. CEDAR ST.	SUMNER, IL 62466	0226005B
CEDAR	119 W CEDAR STREET	SUMNER, IL 62466	0226020B
CHERRY	104 E CHERRY ST	SUMNER, IL 62466	0226022B
CHESNUT	603 W CHESNUT	BRIDGEPORT, IL 62417	0226018B
COLLINS	COLLINS LN.	ST FRANCISVILLE, IL 62460	0226013B
FREMONT	509 FREMONT ST.	SUMNER, IL 62466	0226006B
JEFFERSON	1011 JEFFERSON AVE.	LAWRENCEVILLE, IL 62439	0226010B
LEWIS	12816 LEWIS RD	SUMNER, IL 62466	0226029B
LOCUST	205 W. LOCUST ST.	SUMNER, IL 62466	0226004B
MADISON	845 MADISON ST.	BRIDGEPORT	0226017B
OFF 11TH	OFF 11TH ST.	LAWRENCEVILLE	0226011B
PETROLIA	6541 PETROLIA LN	BRIDGEPORT, IL 62417	0226027B
PIPER	3261 PIPER RD	SUMNER, IL 62466	0226019B
SPUTTER	7322 SPUTTER LN	BRIDGEPORT, IL 62417	0226028B
UNION	16813 UNION RD	FLAT ROCK, IL 62427	0226030B

END OF INDEX

**BID RESULTS WILL BE AVAILABLE
APPROXIMATELY 3 WEEKS AFTER THE LAST
DAY OF BIDDING @ www.iltaxsale.com.**

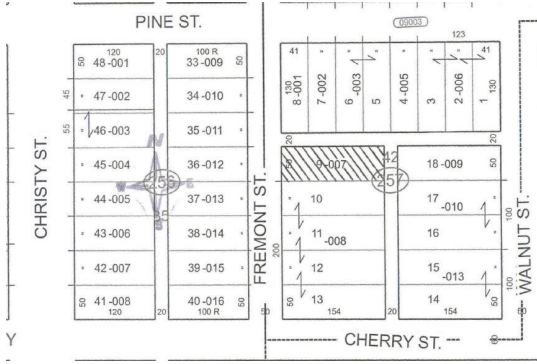
**PLEASE WAIT TO CALL OUR
OFFICE UNTIL AFTER THAT
TIME.**

**“NOTICE REGARDING PARCELS THAT
DO NOT SELL.”**

Most of the properties that do not sell in the sale,
can be purchased for the minimum amount as
stated in the catalog. All after sale purchases are
processed online at www.iltaxsalebids.com.

The list of unsold properties is
available @ www.iltaxsale.com.

0226006B	04-001-136-00 (09-09-257-007)	CHRISTY	50 X 154	MINIMUM BID \$822.00
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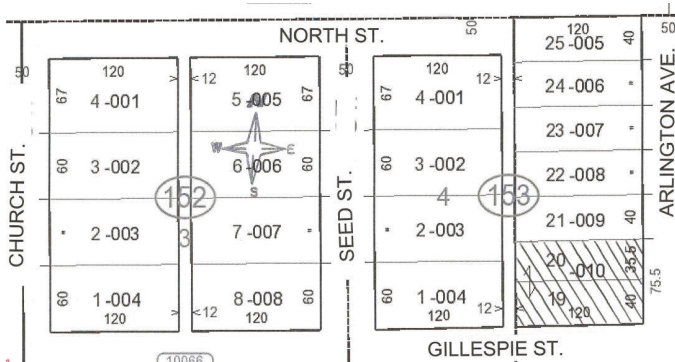


509 FREMONT ST.
SUMNER, IL

VACANT LOT SUBJECT
TO APPARENT
ENCROACHMENT BY
STRUCTURE

(PART OF SHED)

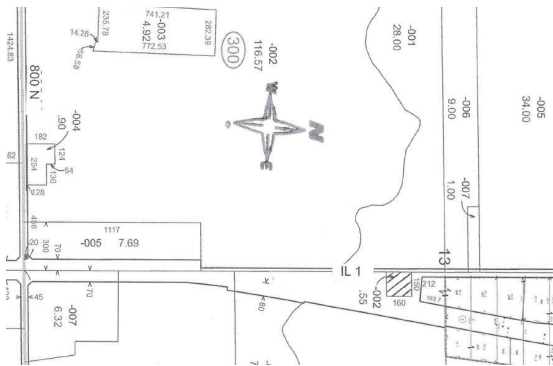
0226007B	03-000-943-00 (10-09-153-010)	BRIDGEPORT	75.5 X 120	MINIMUM BID \$822.00
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904 ARLINGTON AVE.
BRIDGEPORT, IL

VACANT LOT WITH
SHED

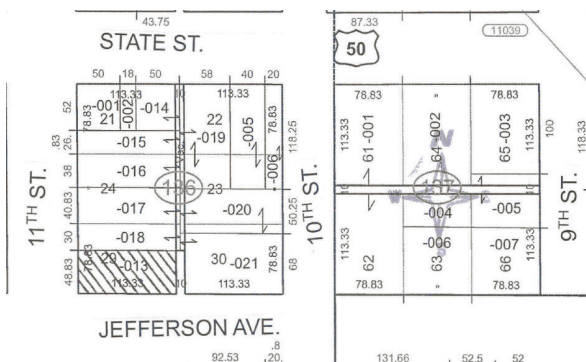
0226009B	06-000-819-00 (10-13-400-002)	LAWRENCE	160 X 150 IRR	MINIMUM BID \$822.00
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ILLINOIS STATE ROUTE
#1
LAWRENCEVILLE, IL

VACANT TRACT

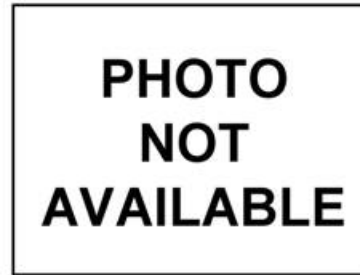
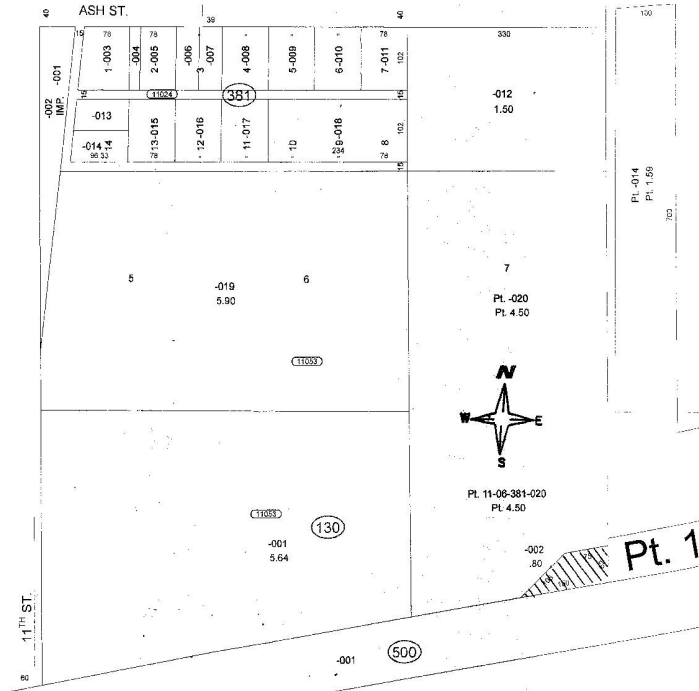
0226010B	06-001-428-00 (11-06-136-013)	LAWRENCE	113.33 X 48.83 IRR	MINIMUM BID \$822.00
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1011 JEFFERSON AVE.
LAWRENCEVILLE, IL

2 STORY BRICK
COMMERCIAL
BUILDING

0226011B	06-000-115-10 (11-07-100-002)	LAWRENCE	IRREGULAR	MINIMUM BID \$822.00
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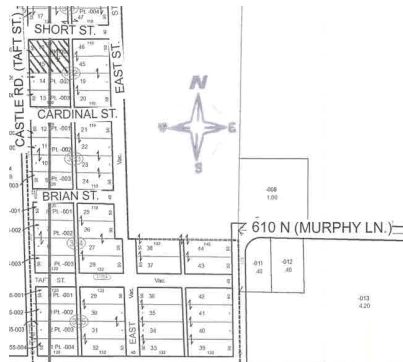
OFF 11TH ST.
LAWRENCEVILLE, IL

VACANT TRACT
ACCESS UNKNOWN

EPA PROBLEMS

SIGNED
ACKNOWLEDGMENT
WILL BE REQUIRED IF
PURCHASED

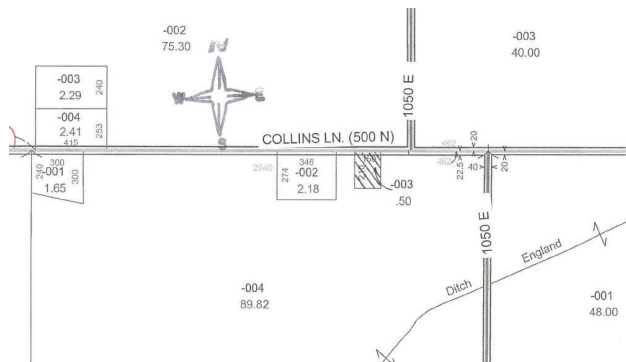
0226012B	05-001-995-00 (11-28-352-001)	DENISON	100 X 120	MINIMUM BID \$822.00
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6378 CASTLE RD.
LAWRENCEVILLE, IL

1 STORY FRAME &
GARAGE

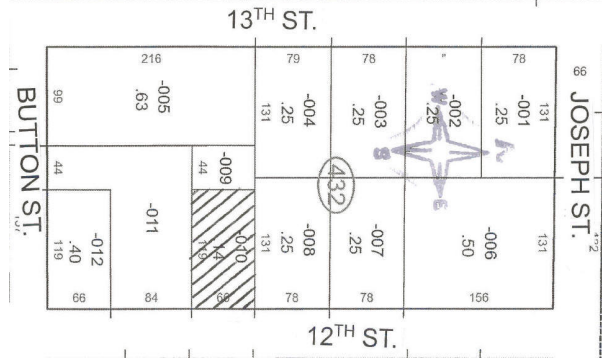
0226013B	05-000-045-00 (15-06-200-003)	DENISON	150 X 210	MINIMUM BID \$822.00
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COLLINS LN.
ST FRANCISVILLE, IL

VACANT TRACT

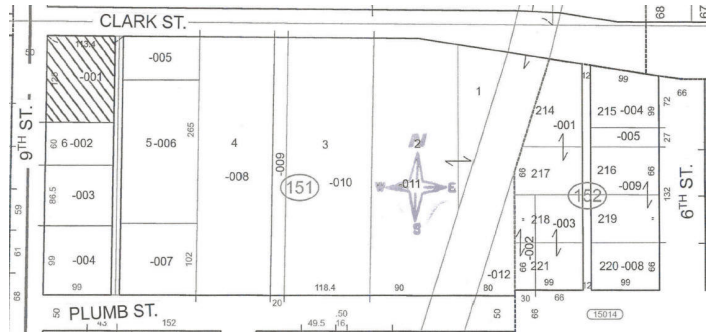
0226014B	05-000-194-00 (15-20-432-010)	DENISON	66 X 119	MINIMUM BID \$822.00
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316 S. 12TH ST.
ST FRANCISVILLE, IL

VACANT LOT

0226015B	05-001-457-00 (15-21-151-001)	DENISON	125 X 99±	MINIMUM BID \$822.00
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310 N. 9TH ST.
ST FRANCISVILLE, IL

VACANT LOT

RIGHTS TO COAL, OIL, GAS OR OTHER MINERALS - (REAL ESTATE NOT INCLUDED)

ITEM	PARCEL #	TOWNSHIP	DESCRIPTION	MINIMUM BID
0226016B	05-710-087-00	DENISON	OIL RIGHTS - WORKING INTEREST	\$822.00



Mobile Home Section of Catalog

Please review!
Special Sale Notices for Mobile Homes



Dear Prospective Bidder:

This mobile home sale is conducted under the direction and authority of the County Board, which is acting as Trustee for the taxing districts. These mobile homes are a by-product of the County's Tax Collection Program. We hope this sale will return the mobile homes to productive use and insure that the taxes are paid in the future.

We invite you to bid on the mobile homes according to the terms of the "Sealed Bid - Purchase Contract". All bidders must either place a bid online or sign and submit their sealed written bids, along with full payment, on or before the "last day to bid" date shown on the front of this catalog. The mobile homes will be sold to the highest bidders. **There will be no verbal bidding at this auction.** **We will only accept online or sealed written bids.**

Please take time to accurately prepare your bid and thoroughly follow the "Bidding Procedures Check List". If you need assistance, please call 1-800-248-2850 and ask for the Auction Sale Department.

Thank you for your interest. Remember, your bid must be received **on or before** the "cut off" date.

Sincerely yours,

Auction Sale Department
County Tax Agent

Special Sale Notices / Mobile Homes



This mobile home sale is a “Sealed Bid” Auction. You must either submit a bid online or deliver a completed “SEALED BID - PURCHASE OFFER” along with payment in full with certified funds to the Treasurer’s office no later than the “last day to bid” date in order to participate. If you plan to mail your bid to the Treasurer, please be sure to allow sufficient time for the bid to be received. ***Only online or sealed written bids with certified funds will be accepted. There will be no Verbal Bidding at this auction. We recommend that you personally deliver your bid.***

- ◆ Full payment must be included with any sealed written bid and must be made by: **CASHIER’S CHECK, MONEY ORDER, OR BANK DRAFT**. If paying by Cashier’s Check, Money Order or Bank Draft, be sure to ask about the issuer’s refund policy. If you are outbid, your original form of payment will be returned to you.
- ◆ Mobile Homes will sell to the highest bidder. Each successful bidder will be contacted by mail. Should two or more bidders offer the same successful bid, they will be contacted with further bidding instructions.
- ◆ Payment will be returned to the unsuccessful bidders at the address shown on the “SEALED BID - PURCHASE OFFER”.
- ◆ Please be sure to thoroughly review the bidding procedures on the following pages. They will help you in preparing and submitting your bid.
- ◆ The Information contained in this catalog is deemed reliable but is not guaranteed.
- ◆ All mobile homes should be inspected to verify the information contained in the catalog as photographs may not accurately depict property being sold.
- ◆ Tax Certificates of Title cannot be issued to an out of state address or mailed to a P.O Box.
- ◆ You must verify the Vehicle Identification Number (VIN) of the Mobile Home within thirty (30) days of the sale.
- ◆ No real estate is sold to Purchaser hereunder and the land upon which the mobile home is situated will not pass to the Purchaser in the transaction.
- ◆ The mobile home must be moved within 30 days of issuance of the Certificate of Title.
- ◆ If the mobile home is located within a manufactured home community, the provision of 35 ILCS 515/402 requires the Purchaser to apply for tenancy within the community or to remove the mobile home within 30 days.
- ◆ The Purchaser expressly agrees to pay and satisfy all costs associated with the relocation of the mobile home or any required tenancy qualification within the mobile home community.
- ◆ You will be required to provide your drivers license numbers, if an individual, and your FEIN (Federal Employer Identification Number), if a company, to purchase mobile homes.
- ◆ All parties named on the Purchase Contract must sign the purchase agreement.
- ◆ The Purchaser must register the mobile home with the appropriate assessment official in the County within 30 days of habitation.
- ◆ County officers and County employees and their relatives are prohibited from purchasing properties at this sale. Chapter 55 of the Illinois Compiled Statutes, Act 55, Section 1 prohibits purchase by such persons.
- ◆ The submission of any bid at this sale constitutes the bidder’s express warranty that the bidder is duly qualified by law to purchase property from the seller, and that the sale of property to such bidder pursuant to such bid is not prohibited by the provisions of the foregoing Illinois Statute. *If you need a clarification of this law, please contact the State’s Attorney’s Office.*
- ◆ **The County reserves the right to reject any and all bids, and to withdraw any mobile home from the sale without prior notice.**
- ◆ Some mobile homes offered for sale may be hazardous or condemned by local authorities. The seller does not guarantee the availability of building, repair permits, or the right to maintain the mobile home in its present location. We suggest you investigate and contact the appropriate governmental authorities and land owners before bidding.
- ◆ Item Numbering: If there is a lack of sequence, it is due to items being withdrawn from the sale prior to catalog printing.

ONLINE BIDDING PROCEDURES CHECK LIST / MOBILE HOMES

- ☐ Create an account or log into an existing account at www.iltaxsalebids.com to place a bid.
- ☐ Physically inspect the mobile home. The mobile home is sold "as is" and your inspection is important.
- ☐ Determine the amount of your bid. Only the highest bid will be accepted. You should bid the highest amount you wish to pay for the property.
- ☐ On Submit Bid screen:
 - ☐ Verify the Item Number and Mobile Home Details
 - ☐ Select names (Name 1, Company Name, Name 2, Name3) to appear on Contract and Deed
 - ☐ Edit your profile to edit your name
 - ☐ Fill in **Bid** (the Minimum Bid is \$915.00)
 - ☐ View Terms & Conditions
 - ☐ Agree to terms and conditions
 - ☐ Submit Bid
- ☐ If you submit an Online Bid and are the highest bidder, you will be notified via email with instructions for payment. You will have seven days to submit payment in full or your bid will be rejected and we will move to the next highest bidder.
- ☐ You can view all of your bids under "View My Bids".

SEALED WRITTEN BIDDING PROCEDURES CHECK LIST / MOBILE HOMES

- ☐ Obtain a catalog and "Sealed Bid - Purchase Offer" form from the Treasurer's office. You may make as many photocopies of the form as you feel necessary.
- ☐ Physically inspect the mobile home. The mobile home is sold "as is" and your inspection is important.
- ☐ Determine the amount of your bid. Only the highest bid will be accepted and you will **not** have another chance to raise your bid. You should bid the highest amount you wish to pay for the mobile home.
- ☐ Completely fill in (*please print clearly*) all of the

BOXED

 portions of the "Sealed Bid - Purchase Offer" including:

- ☐ Fill in the **Item #** in the upper right portion of the "Sealed Bid - Purchase Offer" (this shows in the first column of the property information pages under **ITEM**)
- ☐ Fill in the Subject Mobile Home section
PRESENT TAX ID # and
VIN # (Vehicle Identification Number)
- ☐ Fill in **Date of Bid**
- ☐ Fill in **Bid** (the Minimum Bid is \$915.00)
- ☐ Fill in **Name of Purchaser**
- ☐ Fill in **Mailing Address**
- ☐ Fill in **Telephone Number**
- ☐ **Sign** in the boxed area in lower right hand corner

- ☐ Include payment in full with certified funds (NO CASH).
 - ☐ made payable to: **COUNTY TRUSTEE**
 - ☐ in the amount of the **Bid** (the Minimum Bid is \$915.00)
 - ☐ show the **Item #** in the remarks or memo section of your payment
 - ☐ If paying by Cashier's check, Money Order or Bank Draft, be sure to ask about the issuer's refund policy. If you are outbid, your original form of payment will be returned to you.
- ☐ Place each "**Sealed Bid - Purchase Offer**" and **payment** in a sealed envelope with "**SEALED BID**" indicated on the outside. Deliver it to the Treasurer at address shown on the cover of this catalog. If you choose to mail your bid to the Treasurer, be sure to allow sufficient time for the Treasurer to receive your bid before the last day to bid date. You may wish to mail your bid by certified mail or call the Treasurer to confirm timely receipt .

You will be notified by mail approximately 7 days after the "last day to bid" date as to the auction results. If you are successful, you will receive a signed copy of your "Sealed Bid - Purchase Offer" and an "Application for Vehicle Registration" for your completion, signature and return. ANY FAILURE TO RETURN THE COMPLETED AND SIGNED APPLICATION MAY BE TREATED AS A FAILURE TO COMPLETE THE PURCHASE TRANSACTION.

If you are unsuccessful, you will receive your payment and a letter informing you of the amount of the successful bid.

ENVELOPE FORMATS



Please deliver each bid and payment in a separate sealed envelope. You should include only one bid and payment in each envelope.

While we recommend you hand deliver your bid, mailed in bids are also acceptable. No matter how the bid is delivered, it is your responsibility to insure that it is received on or before the "last day to bid" date. The date of postmark means nothing if the bid is not received in time. You might wish to consider using certified mail.

Suggested format for HAND DELIVERED BID:

SEALED BID ITEM# _____

Suggested format for MAILED IN BID:

Your Name Address City, State Zip	 County Treasurer Sealed Bid Auction Address City, State Zip
ITEM# _____	
DO NOT OPEN SEALED AUCTION BID	

SEALED BID - PURCHASE OFFER / MOBILE HOME

Item #

Lawrence County, as Trustee hereinafter referred to as "SELLER"

SUBJECT MOBILE HOME:

Present Tax ID#: _____

VIN#: _____

Date of Bid: _____

Bid: \$ _____

MINIMUM BID IS \$915.00

(Only - Cashier's Check, Money Order or Bank Draft)

Please enclose payment for the full amount of bid. If you are not the successful bidder, the funds will be returned. If you are the successful bidder, the payment will be deposited and a signed copy of this contract will be mailed to you with an "Application for Vehicle Registration" for your completion, signature and return. **Any failure to return the completed and signed application may be treated as a failure to complete this transaction!**

PURCHASER(S): (PLEASE PRINT)

Hereinafter referred to as "PURCHASER"

ADDRESS: _____

PHONE NUMBER: () _____ - _____

Email: _____

PURCHASER agrees to purchase and SELLER agrees to sell the interest of SELLER in the "SUBJECT MOBILE HOME", being a Mobile Home described as above stated upon the terms and conditions herein. **NO REAL ESTATE IS SOLD TO PURCHASER HEREUNDER!**

Method of Payment. All payments are to be made payable to COUNTY TRUSTEE. Bids will not be considered unless full payment is tendered along with the bid.

Condition of Title. PURCHASER understands that SELLER is not presently the owner of the subject mobile home, and that pursuant to this agreement PURCHASER will acquire SELLER'S right to obtain a Tax Certificate of Title to the subject mobile home under a court order previously entered in the Circuit Court of this County. SELLER MAKES NO GUARANTEE AS TO TITLE, but should the PURCHASER'S investigation reveal any defect rendering SELLER'S right to obtain a Tax Certificate of Title unmarketable, and if written evidence of such defect is presented to SELLER within 30 days from date of this agreement, and if SELLER shall be unable or unwilling to cure such defect within a reasonable time (during which time the final payment date shall be extended without expense to PURCHASER), the PURCHASER has the right to rescind the sale and receive a refund of all sums deposited with SELLER hereunder without interest thereon. All claimed defects which are not presented in writing and received by SELLER, along with written evidence substantiating the same, within 30 days from the date of this agreement shall be deemed waived. SELLER will not in any case be required to reimburse PURCHASER for expenses incurred for investigation or inspection of the subject mobile home or SELLER'S right to obtain a Tax Certificate of Title thereto, or in curing any defects in the condition thereof, or for any other expense.

Property Condition. PURCHASER hereby accepts the subject mobile home in "AS IS" condition, based upon PURCHASER'S own inspection and acceptance of the record, actual physical condition, and verification of VIN# of the subject mobile home. Neither SELLER nor SELLER'S Agent makes any guarantee, warranty or representation, express or implied, or of any kind whatever, as to the subject mobile home, whether as to location, quality, kind, character, size, description, fitness for any use or purpose (including habitability or other occupancy), freedom from any defect (whether latent or patent), or any other aspect thereof now or hereafter. SELLER does not warrant or represent that the subject mobile home complies with building, housing, zoning, environmental or any other applicable ordinances, statutes or laws.

Possession. PURCHASER shall not enter the subject mobile home or otherwise take physical possession thereof, or cause any detrimental alteration thereto, or remove any personal property therefrom, at any time prior to PURCHASER'S receipt of the final order directing the issuance of the PURCHASER'S Tax Certificate of Title. Nevertheless, PURCHASER shall, at PURCHASER'S expense and WITHOUT RIGHT OF REFUND OR REIMBURSEMENT, maintain the mobile home in safe condition and assure its compliance with all applicable laws and ordinances from and after the date hereof and, if presently unoccupied, shall secure the same against unauthorized entry. No refunds will be made based upon damage to, or the condition of, the subject mobile home at any time.

Acceptance Date: _____

SELLER: _____

By Its Authorized Agent:

County Tax Agent - Telephone 618-656-5744

Post Office Box 96, Edwardsville, Illinois 62025-0096

www.iltaxsale.com

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Transfer of Title / Registration. SELLER will attempt to assign whatever right it has to obtain a Tax Certificate of Title to the subject mobile home, as directed herein, and will apply to the circuit court for a final order directing the issuance of the Tax Certificate of Title to PURCHASER, after receipt of full payment. In the event PURCHASER herein consists of two or more persons, SELLER will make any assignment to them as joint tenants with the right of survivorship unless, prior to assignment preparation, SELLER receives contrary written instructions signed by them. When the Title Fees are included with the bid, and the subject mobile home VIN is known, or the PURCHASER is able to ascertain VIN without entering the mobile home, PURCHASER will receive PURCHASER'S duly issued Tax Certificate of Title to the subject mobile home directly from the Office of the Illinois Secretary of State. PURCHASER agrees to register the subject mobile home with the appropriate assessment official within 30 days after habitation thereof in compliance with the requirements of 35 ILCS 515/4.

Relocation. PURCHASER acknowledges that ownership of the land upon which the subject mobile home is situated will not pass to PURCHASER under the provisions hereof, and that if the subject mobile home is located within a manufactured home community, the provisions of 35 ILCS 516/402 require the PURCHASER to qualify for tenancy within the community, or to remove the subject mobile home from the community, within 30 days after the entry of the final order directing the issuance of the PURCHASER'S Tax Certificate of Title. PURCHASER expressly agrees to pay and satisfy all costs of any required tenancy qualification and/or relocation of the subject mobile home, and to save harmless and indemnify SELLER with respect thereto.

Future Taxes. PURCHASER shall pay all general taxes accruing, and all special taxes and assessments becoming due, upon the subject mobile home for the period beginning January 1 of the year 2027.

Indemnity. PURCHASER hereby releases and agrees to hold harmless and to indemnify SELLER, and SELLER'S Agent, and each of their respective officers, agents, subagents and employees from, and hereby assumes all responsibility for, all existing and future liabilities associated with the subject mobile home and any required relocation thereof, and from all costs, claims, losses and expenses (including reasonable attorney fees and other costs of litigation) caused by, resulting from, or relating to this agreement and the acts or omissions of the PURCHASER and the PURCHASER'S agents and employees from and after the date of this contract.

Failure to Complete Purchase. IN THE EVENT PURCHASER FAILS TO COMPLETE THIS PURCHASE, SELLER MAY RETAIN ALL MONIES PAID AS LIQUIDATED DAMAGES AND NOT AS A PENALTY. PURCHASER ACKNOWLEDGES THAT SUCH RETENTION IS REASONABLE UNDER THE CIRCUMSTANCES AND THAT PURCHASER SHALL HAVE NO FURTHER RIGHT HEREUNDER.

Right of Rescission. UNTIL THE ISSUANCE OF A TAX CERTIFICATE OF TITLE TO PURCHASER, THE SELLER RESERVES THE UNCONDITIONAL RIGHT TO CANCEL THIS AGREEMENT AND RESCIND THIS SALE, FOR ANY REASON WHATSOEVER, AND IN SUCH EVENT ALL SUMS DEPOSITED WITH SELLER HEREUNDER SHALL BE REFUNDED WITHOUT INTEREST THEREON.

Purchaser Signature(s)

X _____

X _____

SEALED BID - PURCHASE OFFER / MOBILE HOME

Item #

Lawrence County, as Trustee hereinafter referred to as "SELLER"

SUBJECT MOBILE HOME:

Present Tax ID#: _____

VIN#: _____

Date of Bid: _____

Bid: \$ _____

MINIMUM BID IS \$915.00

(Only - Cashier's Check, Money Order or Bank Draft)

Please enclose payment for the full amount of bid. If you are not the successful bidder, the funds will be returned. If you are the successful bidder, the payment will be deposited and a signed copy of this contract will be mailed to you with an "Application for Vehicle Registration" for your completion, signature and return. **Any failure to return the completed and signed application may be treated as a failure to complete this transaction!**

PURCHASER(S): (PLEASE PRINT)

Hereinafter referred to as "PURCHASER"

ADDRESS: _____

PHONE NUMBER: () _____ - _____

Email: _____

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Possession. PURCHASER shall not enter the subject mobile home or otherwise take physical possession thereof, or cause any detrimental alteration thereto, or remove any personal property therefrom, at any time prior to PURCHASER'S receipt of the final order directing the issuance of the PURCHASER'S Tax Certificate of Title. Nevertheless, PURCHASER shall, at PURCHASER'S expense and WITHOUT RIGHT OF REFUND OR REIMBURSEMENT, maintain the mobile home in safe condition and assure its compliance with all applicable laws and ordinances from and after the date hereof and, if presently unoccupied, shall secure the same against unauthorized entry. No refunds will be made based upon damage to, or the condition of, the subject mobile home at any time.

Acceptance Date: _____

SELLER: _____

By Its Authorized Agent:

County Tax Agent - Telephone 618-656-5744

Post Office Box 96, Edwardsville, Illinois 62025-0096

www.iltaxsale.com

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Rev. 9/2021

Transfer of Title / Registration. SELLER will attempt to assign whatever right it has to obtain a Tax Certificate of Title to the subject mobile home, as directed herein, and will apply to the circuit court for a final order directing the issuance of the Tax Certificate of Title to PURCHASER, after receipt of full payment. In the event PURCHASER herein consists of two or more persons, SELLER will make any assignment to them as joint tenants with the right of survivorship unless, prior to assignment preparation, SELLER receives contrary written instructions signed by them. When the Title Fees are included with the bid, and the subject mobile home VIN is known, or the PURCHASER is able to ascertain VIN without entering the mobile home, PURCHASER will receive PURCHASER'S duly issued Tax Certificate of Title to the subject mobile home directly from the Office of the Illinois Secretary of State. PURCHASER agrees to register the subject mobile home with the appropriate assessment official within 30 days after habitation thereof in compliance with the requirements of 35 ILCS 515/4.

Relocation. PURCHASER acknowledges that ownership of the land upon which the subject mobile home is situated will not pass to PURCHASER under the provisions hereof, and that if the subject mobile home is located within a manufactured home community, the provisions of 35 ILCS 516/402 require the PURCHASER to qualify for tenancy within the community, or to remove the subject mobile home from the community, within 30 days after the entry of the final order directing the issuance of the PURCHASER'S Tax Certificate of Title. PURCHASER expressly agrees to pay and satisfy all costs of any required tenancy qualification and/or relocation of the subject mobile home, and to save harmless and indemnify SELLER with respect thereto.

Future Taxes. PURCHASER shall pay all general taxes accruing, and all special taxes and assessments becoming due, upon the subject mobile home for the period beginning January 1 of the year 2027.

Indemnity. PURCHASER hereby releases and agrees to hold harmless and to indemnify SELLER, and SELLER'S Agent, and each of their respective officers, agents, subagents and employees from, and hereby assumes all responsibility for, all existing and future liabilities associated with the subject mobile home and any required relocation thereof, and from all costs, claims, losses and expenses (including reasonable attorney fees and other costs of litigation) caused by, resulting from, or relating to this agreement and the acts or omissions of the PURCHASER and the PURCHASER'S agents and employees from and after the date of this contract.

Failure to Complete Purchase. IN THE EVENT PURCHASER FAILS TO COMPLETE THIS PURCHASE, SELLER MAY RETAIN ALL MONIES PAID AS LIQUIDATED DAMAGES AND NOT AS A PENALTY. PURCHASER ACKNOWLEDGES THAT SUCH RETENTION IS REASONABLE UNDER THE CIRCUMSTANCES AND THAT PURCHASER SHALL HAVE NO FURTHER RIGHT HEREUNDER.

Right of Rescission. UNTIL THE ISSUANCE OF A TAX CERTIFICATE OF TITLE TO PURCHASER, THE SELLER RESERVES THE UNCONDITIONAL RIGHT TO CANCEL THIS AGREEMENT AND RESCIND THIS SALE, FOR ANY REASON WHATSOEVER, AND IN SUCH EVENT ALL SUMS DEPOSITED WITH SELLER HEREUNDER SHALL BE REFUNDED WITHOUT INTEREST THEREON.

Purchaser Signature(s)

X _____

X _____

ITEM	LOCATION	DESCRIPTION	MINIMUM BID
0226017B	845 MADISON ST. BRIDGEPORT, IL	1970 FRONTIER 720 SQFT VIN F160120171	\$915.00
	CURRENT TAX ID: 03-MH-568-00		
0226018B	603 W CHESNUT BRIDGEPORT, IL	1959 MIDWEST 480 SQFT VIN E6847328	\$915.00
	CURRENT TAX ID: 03-MH-911-00		
0226019B	3261 PIPER RD SUMNER, IL	1967 PRINCESS 576 SQFT VIN T3584	\$915.00
	CURRENT TAX ID: 04-MH-083-00		
0226020B	119 W CEDAR STREET SUMNER, IL	1966 SKYLINE 672 SQFT VIN	\$915.00
	CURRENT TAX ID: 04-MH-167-00		
0226021B	7987 4H RD SUMNER, IL	1970 PACEMAKER 400 SQFT VIN 1205141	\$915.00
	CURRENT TAX ID: 04-MH-353-00		

ITEM	LOCATION	DESCRIPTION	MINIMUM BID
0226022B	104 E CHERRY ST SUMNER, IL	1978 SCHULT 980 SQFT VIN K153891	\$915.00
	CURRENT TAX ID: 04-MH-517-00		
0226024B	10544 BRIDGEPORT RD BRIDGEPORT, IL	1979 1248 SQFT VIN	\$915.00
	CURRENT TAX ID: 06-MH-579-00		
0226025B	1609 13TH STREET LAWRENCEVILLE, IL	1966 TOPPER 720 SQFT VIN D26660121271	\$915.00
	CURRENT TAX ID: 06-MH-810-00		
0226026B	2018 13TH ST LAWRENCEVILLE, IL	1965 NEW MOON 780 SQFT VIN 45083-225-1	\$915.00
	CURRENT TAX ID: 06-MH-945-00		
0226027B	6541 PETROLIA LN BRIDGEPORT, IL	1974 SCHULT 780 SQFT VIN K127780	\$915.00
	CURRENT TAX ID: 08-MH-009-10		

ITEM	LOCATION	DESCRIPTION	MINIMUM BID
0226028B			
	7322 SPUTTER LN BRIDGEPORT, IL	1991 POINT WEST 1064 SQFT VIN MY9177601	\$915.00
	CURRENT TAX ID: 08-MH-042-00		
0226029B			
	12816 LEWIS RD SUMNER, IL	1994 FLEETWOOD 980 SQFT VIN INFLR76A08430AT	\$915.00
	CURRENT TAX ID: 08-MH-202-00		
0226030B			
	16813 UNION RD FLAT ROCK, IL	1971 RITZ-CRAFT 980 SQFT VIN V10278861	\$915.00
	CURRENT TAX ID: 09-MH-213-00		

MOBILE HOMES - CURRENT LOCATION UNKNOWN

ITEM	PARCEL#	LAST ASSESSEE	LAST PROP. ADD.	YEAR/MAKE	SQ. FT.	VIN #	MINIMUM BID
0226023B	05-MH-368-00	MONK BRIAN R	6832 BUSSEE RD ST FRANCISVLE, IL 62460	1997 HOLLY PARK	1280		\$915.00

Buyer Must Verify VIN# !!!

»»»» *NOTES* ««««