



BUENA VISTA NATIONAL BANK

Chester • Evansville • Red Bud • Prairie du Rocher • Decatur • Warrensburg

07/28/2025

WHALEN & SCHEITER LLC
520 FELICITY DR
FAIRVIEW HEIGHTS IL 62208

RE: 404782

Dear WHALEN & SCHEITER LLC,

A recent search of property tax authority records indicates that the taxes for the property secured by the above-referenced loan are delinquent as of 07/02/2025. Under the terms of your Mortgage/Deed of Trust, you are required to pay all property taxes prior to delinquency.

The assessor's parcel number(s) and details of the delinquent taxes are referenced below.

Please contact the tax authority's office to obtain the current amount to pay and send payment directly to the tax authority office.

TAX AUTHORITY		TAX AUTHORITY ADDRESS		TAX AUTHORITY PHONE	
ST CLAIR COUNTY		10 Public Sq, Belleville, IL 62220-1623		(618) 825-2707	

PARCEL NO	INST.DUE	AGENCY	PRINCIPAL	ADDT.FEES	TOTAL DUE
03-34.0-110-019	2023 Inst - 1	ST CLAIR COUNTY	\$2,790.57	\$474.83	\$3,265.40
03-34.0-110-019	2023 Inst - 2	ST CLAIR COUNTY	\$2,790.57	\$474.83	\$3,265.40
08-1.0-02.0-0-002-002.06	2024 Inst - 1	JEFFERSON COUNTY	\$4,495.74	\$1,101.56	\$5,597.30
				Total Amount	\$12,128.10

If you have paid the delinquent taxes, please provide proof of payment to, or contact us via the information below:

- 1309 Swanwick St, Chester, IL 62233, Attn: Loan Administration.
- Fax to 618-826-5446.
- Email lstirnaman@bvnbank.com, bzappa@bvnbank.com, or lschroeder@bvnbank.com.

Thank you in advance for your cooperation in this serious situation. If you have any questions, please contact Consumer Loan Servicing.

Sincerely,

Buena Vista National Bank.