



**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:

- Mail To: Attn Loan Administration, 1309 Swanwick St, Chester, IL 62233.
- Fax To: 618-826-5446.
- Email: [lstirnaman@bvnbn.com](mailto:lstirnaman@bvnbn.com), [bzappa@bvnbn.com](mailto:bzappa@bvnbn.com), or [lschroeder@bvnbn.com](mailto:lschroeder@bvnbn.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.