

**IN THE UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: THE NEWS-GAZETTE, INC., <i>et al.</i> , ¹ Debtors.	Chapter 11 Case No. 19-11901 (KBO) (Jointly Administered)
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**NOTICE OF AUCTION AND NEW LEGAL
DESCRIPTION FOR 15 EAST MAIN STREET PROPERTY**

PLEASE TAKE NOTICE THAT:

1. On March 15, 2020, the above captioned debtors and debtors in possession (collectively, the “Debtors”) filed that certain Motion for an Order (A) Approving Auction Procedures With Respect to the Sale of Certain Real Property; (B) Approving Form of Asset Purchase Agreement; (C) Authorizing the Sale of Such Real Property Through Public Auction and (D) Granting Related Relief [Docket No. 334] (the “Sale Motion”)
2. The Sale Motion included a legal description for 8 separate parcels of real estate located at 15 E. Main Street in Champaign, Illinois (the “Property”).
3. On June 10, 2020, the Court entered an order [Docket No. 350] (the “Sale Order”) approving the Sale Motion and authorizing the Debtors to sell, among other things, the Property.
4. Since the entry of the Sale Order, the Debtors’ real estate broker has been engaged in extensive marketing efforts for the Property, which currently is scheduled for public auction on August 12, 2020 at 10:00 a.m. CT (the “Auction”).²
5. Since the entry of the Sale Order, the Debtors also have obtained a new survey for the Property (the “Survey”). The Survey incorporates the same 8 separate parcels identified in the Sale Motion plus certain other parcels previously vacated by the City of Champaign and deeded to the Debtors, resulting in the following legal description (the “New Legal Description”) for the Property:

A tract of land being part of the Northeast Quarter of the Southeast Quarter of Section 12, Township 19 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois, being described as follows, with bearings on Illinois State Plane, East Zone (NAD 83) datum:

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, are as follows: The News-Gazette, Inc. (0894) and D.W.S., Inc. (7985). The Debtors’ headquarters are located at 15 East Main Street, Champaign, Illinois 61820.

² At the Auction, pursuant to the Sale Order, the Debtors also will sell real property located at 208 North Market Street, Paxton, Illinois 60957.

Beginning at a mag nail monument set at the Southeast corner of Lot 1 in a Subdivision of Block 2 and Lots 13 and 14 in Block 3 of the Illinois Central Railroad Company Addition to Urbana, now a part of the City of Champaign as recorded on Deed Record 8 at Page 600 at the Champaign County Recorder's Office, point also being the intersection of the North line of Main Street and the West line of North Walnut Street; thence North $72^{\circ}13'41''$ West, 160.91 feet along the South line of Lots 1, 2, 3, 4, and 5 of said Subdivision and the Westerly extension thereof to a mag nail monument set at the intersection of said Westerly extension of the South line and a line 0.60 feet West and parallel to the West line of said Lot 5, line also being 0.60 feet West and parallel to the East line of Fremont Street; thence North $17^{\circ}42'22''$ East, 179.93 feet along a line 0.60 feet West and parallel to the said East line of Fremont Street to a mag nail monument set at the intersection of said line running 0.60 feet West and parallel to the East line of Fremont Street and the Westerly extension of a line that is 2.00 feet North and parallel to the South line of Lot 18 of Harmon and Finch's Subdivision of Lots 8, 9, 10, 11, and 12 in Block 3 of Railroad Addition as recorded in Deed Record 23 at Page 599 at the Champaign County Recorder's Office; thence South $72^{\circ}15'22''$ East, 51.10 feet along a line 2.00 feet North and parallel to the South line of said Lot 18 and Westerly extension thereof to a mag nail monument set; thence South $17^{\circ}42'22''$ West, 54.99 feet to a point that is on the Westerly extension of the North line of Lot 1 that is offset 0.50 feet to the East on the Westerly extension of the North line of Lot 1 of said Harmon and Finch's Subdivision; thence South $72^{\circ}14'40''$ East, 19.59 feet along the said Westerly extension of said North line of Lot 1 to a mag nail monument set at the Northwest corner of Lot 1 of said Harmon and Finch's Subdivision; thence North $17^{\circ}41'38''$ East, 74.99 feet along the West line of Lots 2, 3, 4, and part of 5 to the Easterly extension of the South line of Lot 17 that intersects the West line of Lot 5 of said Harmon and Finch's Subdivision to a mag nail monument set; thence North $72^{\circ}15'40''$ West, 70.08 feet along the South line of Lot 17 and Easterly extension thereof to a mag nail monument at the Southwest corner of said Lot 17, point also being on the East line of Fremont Street; thence North $17^{\circ}42'22''$ East, 56.98 feet along the East line of Fremont Street to an iron rod monument set on the intersection of a line that is 13.00 feet North and parallel to the South line of Lot 15 of said Harmon and Finch's Subdivision, line also being the North line of Lot 7 and Westerly extension thereof of said Harmon and Finch's Subdivision; thence South $72^{\circ}16'02''$ East, 160.17 feet along the previously described line to a mag nail monument set at the Northeast corner of Lot 7 of said Harmon and Finch's Subdivision, point also being on the West line of North Walnut Street; thence South $17^{\circ}40'25''$ West, 257.01 feet to the Point of Beginning, encompassing 0.891 acres, more or less, in Champaign County, Illinois.

6. The New Legal Description will be incorporated into the sale contract to be used at the Auction.

Dated: August 6, 2020
Wilmington, Delaware

CHIPMAN BROWN CICERO & COLE LLP

/s/ William E. Chipman, Jr.

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