

CLASSIFIEDS

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This will ensure that your ad is exactly what you want readers to see. Call us the first day the ad runs if you find an error and we will not charge you for the first day.

FOR SALE

Real Estate

FOR SALE BY OWNER



2584 OLD POST ROAD ~ HAVRE
\$330,000

Contact me at (406)808-5829 to view this Beautiful Home that could be perfect for you!

One Level Home on 1.9 acres with great views! Has 3 bedrooms, 2.5 baths, an additional room with outside entrance, as well as a sunken living room with a fireplace. The home has a covered-screened in patio to enjoy in the summer! There is a 2 car attached, heated garage along with an additional uninsulated garage and shed. This property has a fenced yard and includes underground sprinklers. The water is a private well shared by 2 other homes and City Sewer. Additional items included with the home are a John Deere 485 Lawn tractor with 62" mower deck, Lawn bagging system, and Snowblower. A Sprayer, Dethatcher Rake, Spreader (fertilizer), Lawn Sweeper and Lawn Aerator.

FOR SALE

Real Estate



FOR SALE BY OWNER
813 1st Ave
Havre, Montana
\$139,900

- 2 Bedroom, 1 Bath
- New Roof, Windows
- New Furnace
- New Kitchen
- Single Garage
- Lg. Fenced Backyard
- Close to MSU-N

Call 945-2920

NOTICES

Legals

property situated in Hill County, Montana:

Lots 4, 5 and 6, block 6, Roger's Addition to the original town site of East Ruyard, Hill County, Montana.

Belinda Dean Grannan and William Rudy Grannan, wife and husband, as Grantor(s), conveyed said real property to First American Title company of Montana, a Montana Corporation, as Trustee, to secure an obligation owed to Mortgage Electronic Registration Systems, Inc. ("MERS"), is designated as nominee for Universal American Mortgage Company, LLC, a Florida limited liability company, as Beneficiary, by Deed of Trust dated on September 14, 2015, and recorded on September 15, 2015 as Book 178 Page 118 Document No. 598285.

The beneficial interest is currently held by Eagle Home Mortgage, LLC. First American Title Company of Montana, Inc., is currently the Trustee.

The beneficiary has declared a default in the terms of said Deed of Trust by failing to make the monthly payments beginning July 1, 2017, and each month subsequent, which monthly installments would have been applied on the principal and interest due on said obligation and other charges against the property or loan.

The total amount due on this obligation as of November 4, 2017 is \$70,607.96 principal, interest totaling \$1,200.01 late charges in the amount of \$90.59, escrow advances of \$680.17, and other fees and expenses advanced of \$62.65, plus accruing interest, late charges, and other costs and fees that may be advanced.

The Beneficiary anticipates and may disburse such amounts as may be required to preserve and protect the property and for real property taxes that may become due or delinquent, unless such amounts of taxes are paid by the Grantors. If such amounts are paid by the Beneficiary, the amounts or taxes will be added to the obligations secured by the Deed of Trust. Other expenses to be charged against the proceeds of this sale include the Trustee's fees and attorney's fees, costs and expenses of the sale and late charges, if any.

Beneficiary has elected, and has directed the Trustee to sell the above described property to satisfy the obligation.

The sale is a public sale and any person, including the beneficiary, excepting only the Trustee, may bid at the sale. The bid price must be paid immediately upon the close of bidding in cash or cash equivalents (valid money orders, certified checks or cashier's checks). The conveyance will be made by Trustee's Deed without any representation or warranty, including warranty of Title, express or implied, as the sale is made strictly on an as-is, where-is basis, without

NOTICES

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limitation, the sale is being made subject to all existing conditions, if any, of lead paint, mold or other environmental or health hazards. The sale purchaser shall be entitled to possession of the property on the 10th day following the sale.

The grantor, successor in interest to the grantor or any other person having an interest in the property, at any time prior to the trustee's sale, may pay to the beneficiary or the successor in interest to the beneficiary the entire amount then due under the deed of trust and the obligation secured thereby (including costs and expenses actually incurred and attorney's fees) other than such portion of the principal as would not then be due had no default occurred and thereby cure the default.

The scheduled Trustee's Sale may be postponed by public proclamation up to 15 days for any reason, and in the event of a bankruptcy filing, the sale may be postponed by the trustee for up to 120 days by public proclamation at least every 30 days.

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: January 25, 2018

Rae Albert Assistant Secretary, First American Title Company of Montana, Inc. Successor Trustee Title Financial Specialty Service PO Box 339 Blackfoot ID 83221 STATE OF Idaho)

) ss. County of Bingham)

On this 25th day of January, 2018, before me, a notary public in and for said County and State, personally appeared Rae Albert, know to me to be the Assistant Secretary of First American Title Company of Montana, Inc., Successor Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

Kaitlin Ann Gotch Notary Public Bingham County, Idaho

Commission expires: 07-29-2022

Dovenmuelle Mortgage, Inc. vs Belinda D Grannan William R Grannan 104560-1

Published: 3/13, 3/20, & 3/27

MNAXLP

Trustee Sale No. 60128-32533-NJ-MT

NOTICE OF TRUSTEE'S SALE

THE FOLLOWING LEGALLY DESCRIBED TRUST PROPERTY TO BE SOLD FOR CASH AT TRUSTEE'S SALE. Notice is hereby given that the undersigned Successor

Trustee will, on May 17, 2018 at the hour of 02:00 PM, sell at public auction to the highest bidder for cash, the interest in the following described real property which the Grantor has or had power to convey at the time of execution by him of the said Deed of Trust, together with any interest which the Grantor or his successors in interest acquired after the execution of said Deed of Trust, to satisfy the obligations thereby secured and the costs and expenses of sale, including reasonable charges by the Successor Trustee, at the following place:

Hill County Courthouse, 315 4th Street, Havre, MT 59501

John A. "Joe" Solseng, a member of the Montana state bar, of Robinson Tait, P.S. is the duly appointed Trustee under and pursuant to the Deed of Trust in which Jeffrey Lipp and Kerl Lipp, as Grantor, conveyed said real property to HILL COUNTY TITLE COMPANY as Trustee, to secure an obligation owed to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR STOCKMAN BANK OF MONTANA, its successors and assigns, Beneficiary of the security instrument, said Deed of Trust which is dated April 17, 2009 and was recorded on April 22, 2009 as Instrument No. 575397, of official records in the Office of the Recorder of Hill County, Montana.

The Deed of Trust encumbers real property ("Property") located at 4 Lila Drive, Havre, MT 59501 and being more fully described as follows:

LOT 2, ROBERTS FIRST ADDITION TO THE CITY OF HAVRE, HILL COUNTY, MONTANA.

The beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by Ocwen Loan Servicing, LLC.

The Beneficiary has declared the Grantor in default of the terms of the Deed of Trust and the Promissory Note ("Note") secured by said Deed of Trust due to Grantor's failure to timely pay all monthly installments of principal, interest and if applicable, escrow reserves for taxes and/or insurance as required by the Note and Deed of Trust. The default for which foreclosure is made is grantor's failure to pay when due the following sums: monthly payments beginning January 1, 2017 through January 5, 2018 in the total amount of \$11,439.79; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$113,946.54 with

interest thereon at the rate of 3.87500 percent per annum beginning December 1, 2016; plus escrow advances of \$3,533.45; plus other fees and costs in the amount of \$378.30; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described property and its interest therein; and prepayment penalties/premiums, if applicable.

Due to the defaults stated above, the Beneficiary has elected and has directed the Trustee to sell the above-described property to satisfy the obligation.

Notice is further given that any person named has the right, at any time prior to the date last set for the sale, to have this foreclosure proceeding dismissed and the Deed of Trust reinstated by making payment to the Beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Deed of Trust, together with Successor Trustee's and attorney's fees.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Successor Trustee and the successful bidder shall have no further recourse.

Dated: January 12, 2018

John A. "Joe" Solseng, a member of the Montana state bar, Attorney of Robinson Tait, P.S., MSB #11800

Published: 3/6, 3/13, & 3/20 MNAXLP

NEEDS ASSESSMENT HEARING

The City of Havre will hold a public hearing on Monday, March 19, 2018 at 7:30 pm at City Hall, 520 4th Street, for the purpose of obtaining public comments regarding the City's overall community development needs (public facilities, economic development, and housing needs), including the needs of low and moderate income persons. The Havre City Council will also seek the views of citizens on the activities that should be undertaken to meet the identified needs and their relative priority. The City of Havre may apply for state or federal funding from the Montana Community Development Block Grant (CDBG) Program and other funding sources to deal with local housing, public facilities, or other community needs and would like comments or suggestions from local citizens regarding the City's needs and the type of projects which should be considered. Comments may be given orally

at the hearing or submitted in writing before 5:00 pm on March 19.

Anyone who would like more information or who wants to submit suggestions should contact the City of Havre at (406) 265-6719.

Publish: March 7, & March 13

MNAXLP

Matthew W. Knierim CHRISTOFFERSON & KNIERIM, P.C.

630 2nd Avenue South, Suite E

P.O. Box 29

Glasgow, Montana 59230

Telephone: (406) 228-2487 ATTORNEY FOR PLAINTIFF

MONTANA TWELFTH JUDICIAL DISTRICT COURT, HILL COUNTY

Cause No. DV-18-010 SUMMONS FOR PUBLICATION

SCOTT K. PATTISON; STEVEN M. PATTISON; JEFFREY L. PATTISON AND KYLE C. PATTISON, Plaintiffs,

-vs-

The unknown heirs, devisees and creditors of ROBERT H. TOLDNESS, same person as ROBERT TOLDNESS, deceased; the unknown heirs, devisees and creditors of MILDRED I. TOLDNESS, same person as MILDRED TOLDNESS, deceased; and all persons unknown, claiming any legal or equitable right, title, estate, lien, or interest in the property described herein adverse to plaintiffs' title thereto, Defendants.

THE STATE OF MONTANA to the above named defendants and to all other persons unknown, GREETINGS:

You are hereby summoned to answer the complaint in this action which is filed in the office of the Clerk of this Court, a copy of which is herewith served upon you, and to file your answer and serve a copy thereof upon the plaintiff's attorney within twenty-one (21) days after the service of this summons, exclusive of the day of service; and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint.

This action is brought for the purpose of quieting title to the land situated in the County of Hill, State of Montana, to-wit: TOWNSHIP 35 NORTH, RANGE 17 E.M.M Section 4: Lots 1, 2, 3, S1/2N1/2, NW1/4NW1/4 Section 8: N1/2, SW1/4 TOWNSHIP 36 NORTH, RANGE 17 E.M.M. Section 33: W1/2SW1/4, SE1/4SW1/4

WITNESS my hand and the seal of said court this 13 day of February, 2018.

-s-KATHIE VIGLIOTTI Clerk of the District Court By: -s- Karen Kinsella Deputy Clerk

Published: 3/6, 3/13, 3/20 MNAXLP

EMPLOYMENT

General



GRAPHIC/VIDEO ARTIST WANTED

MSU-Northern's Graphic and Video Artist is primarily responsible for creating high-quality graphic pieces and promotional videos for the university, from concept through completion. This professional, salaried position has excellent benefits, which include paid health and dental insurance, retirement, paid vacation/holidays, and a tuition waiver. Competitive salary based on experience. ADA/EO/AA/Veterans Preference Employer.

For complete vacancy listing and online application go to <https://jobs.msun.edu>. For more information, contact HR at MSU-Northern, (406) 265-3789 or hr@msun.edu.



District 4 HRDC is hiring for the following position:

HEALTH AND NUTRITION MANAGER
\$17.00 per hour
40 hours per week
52 weeks per year

Qualifies for benefits

Application Deadline: Tuesday, March 20th @ 5:00 pm

Full job descriptions & applications available at: www.hrhc4.org District 4 HRDC Havre Job Service

District 4 HRDC is an equal opportunity provider and employer

RENTALS

Apartments

PARKVIEW APARTMENTS

Studios, 1 & 2 bdrm; all utilities pd. 406-390-2283

OAKWOOD VILLAGE

1915 1st St. NE Havre, MT

Two & Three Bdrms Section 8 Multi-family Complex. A/C, Heat, Water & Garbage Included in Rent, EHO Call 265-2576, TTY 711

1 & 2 Bedroom Apartment No Pets No Smoking Landlord References Required 262-5102/390-7871

Houses

TOWNHOUSE

3 bdrms, 1 1/2 bath, sm. garage, No smoking/pets. \$650/mo. \$400 dep. + utilities. 265-2198

Moving for your job? Railroad, Nat. gas, etc.?

Executive home, with all amenities. Call 406-945-2027

Large 2 Bedroom close to Laredo. Rent & Utilities \$780 per month. Call 406-945-2027

NOTICES

Legals

NOTICE OF TRUSTEE'S SALE

TO BE SOLD FOR CASH AT TRUSTEE'S SALE on June 13, 2018, at 11:00 AM at the Front Door of the Hill County Courthouse located at 315 4th Street in Havre, MT 59501, the following described real

3	4	7	5	9	2	8	1	6
9	6	8	7	4	1	2	3	5
1	5	2	3	8	6	4	7	9
7	8	9	4	2	3	6	5	1
4	3	1	6	7	5	9	2	8
6	2	5	9	1	8	7	4	3
2	1	4	8	3	9	5	6	7
5	9	3	2	6	7	1	8	4
8	7	6	1	5	4	3	9	2

Puzzle & Previous Answer

SUDOKU

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