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NOTICES

Legals

CALL FOR LETTERS OF INTEREST

Letters of interest are being welcomed for the open seat on the Havre Board of Trustees. In accordance with Havre Public Schools policy 1111, any person who is a qualified voter of the District is legally qualified to become a trustee. This person must be over the age of eighteen and a resident of the school district.

A person assuming a trustee position under this circumstance shall serve until the next regular school election (May 2021) and until a successor has qualified (MCA 20-3-209).

Letters of interest for this vacancy should be addressed to Mrs. Aileen Couch, Chair, Havre Public Schools Board of Trustees, by 4:00pm Friday, February 5 2021.

A screening process will be conducted and interviews may be conducted at a special or regular board meeting to be announced at a later time.

Published in the Havre Daily News January 18, 19, 20, 21, 22, 2021 MNAXLP

Legals

KATIE KUHR BOSCH, KUHR, DUGDALE & BROWN, PLLP P.O. Box 7152 Havre, MT 59501 Telephone: (406) 265-6706 Attorneys for Personal Representative

MONTANA TWELFTH JUDICIAL DISTRICT COURT, HILL COUNTY

In the Matter of the Estate of

ERNEST GLEN SMITH, Deceased.

Probate No. DP-20-050

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above named estate. All persons having claims against the said deceased are required to present their claims within four months after the date of the first publication of this notice or said claims will be forever barred.

Claims must either be mailed to the Personal Representative, return receipt requested, at Box 7152, Havre, Montana, 59501, or filed with the Clerk of the above Court.

DATED this 14th day of January, 2021.

/s/Margaret Robinson Margaret Robinson Personal Representative

Published in the Havre Daily News, January 18, 25, February 5 2021.

MNAXLP

NOTICES

NOTICE OF TRUSTEE'S SALE

TO BE SOLD FOR CASH AT TRUSTEE'S SALE on April 9, 2021, at 2:00 PM on the front steps of the County Courthouse, 315 4th Street, Havre, MT, 59501, the following described real property situated in Hill County, State of Montana:

Lot 5A, Amended Plat of Lots 5, 6, 7 and a portion of Lot 4, Block 7, Second Morningside Addition to Havre, Hill County, Montana, according to Amended Plat filed at Document No. 438616, records of Hill County, Montana. More commonly known as 930 Center Drive, Havre, MT, 59501.

Arthur D. Olson and Jody L. Olson, as Grantors, conveyed said real property to Hill County Title Company, as Trustee, to secure an obligation owed to Mortgage Electronic Registration Systems, Inc., as designated nominee for Stockman Bank of Montana, beneficiary of the security instrument, its successors and assigns, by Deed of Trust on June 29, 2009, and filed for record in the records of the County Clerk and Recorder in Hill County, State of Montana, on June 29, 2009, as Instrument No. 576369, in Book 171 MTG, at Page 942, of Official Records.

The Deed of Trust was assigned for value as follows:

Assignee: Bank of America, N.A. Assignment Dated: November 27, 2012. Assignment Recorded: December 4, 2012. Assignment Recording Information: as Instrument No. 589026, in Book 175 MTG, at Page 437.

Assignee: Carrington Mortgage Services, LLC. Assignment Dated: April 21, 2015 Assignment Recorded: May 1, 2015 Assignment Recording Information: as Instrument No. 597025, in Book 177 MTG, at Page 736.

Assignee: J.P. Morgan Mortgage Acquisition Corp. Assignment Dated: April 26, 2019 Assignment Recorded: April 29, 2019 Assignment Recording Information: as Instrument No. 609346, in Book 181 MTG, at Page 86.

All in the records of the County Clerk and Recorder for Hill County, Montana.

Jason Henderson is the Successor Trustee pursuant to a Substitution of Trustee recorded in the office of the Clerk and Recorder of Hill County, State of Montana, on November 24, 2020, as Instrument No. 614785, in Book 182 MTG, at Page 594, of Official Records.

The Beneficiary has declared a default in the terms of said Deed of Trust due to the Grantor(s) failure to make monthly payments beginning October 1, 2019, 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. By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable. The total amount due on this obligation is the principal sum of \$106,661.22, interest in the sum of \$6,780.86, escrow advances of \$3,973.59, other amounts due and payable in the amount of \$6,719.66, for a total amount owing of \$124,225.33, plus accruing interest, late charges, and other fees and costs that may be incurred or 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 Grantor. 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 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, has the right, at any time prior to the Trustee's Sale, to 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 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 with Successor Trustee's and attorney's fees. In the event that all defaults are cured the foreclosure will be dismissed and the foreclosure sale will be canceled.

The scheduled Trustee's Sale may be postponed by public proclamation up to 15 days for any reason. 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.

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.

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

Dated this 7th day of December, 2020.

Jason Henderson, Substitute Trustee 38 2nd Avenue East Dickinson, ND 58601 Telephone: 801-355-2886 Office Hours: Mon.-Fri., 8AM-5PM (MST) File No. MT10309

Published in the Havre Daily News January 4, 11, 18, 2021.

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