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**NOTICES**

Legals

**NOTICE OF TRUSTEE'S SALE**

To be sold for cash at a Trustee's Sale on June 25, 2024, at 02:00 PM on the front steps of the Hill County Courthouse located at 315 4th Street, Havre, MT 59501, the following described real property situated in Hill County, State of Montana: Lot 3, and the South Half of Lot 4, Block 4, Ken-Wright Hills First Addition to Havre, Hill County, Montana. (Reference Deed: Book 67 of Deeds, Page 9, Document No. 328858.). More commonly known as 628 1st Ave, Havre, MT 59501.

Kimberly Losey and Matthew Losey, as Grantors, conveyed said real property to Commonwealth Land Title Insurance Company, as Trustee, to secure an obligation owed to Mortgage Electronic Registration Systems, Inc., as designated nominee for Plains Commerce Bank, Beneficiary of the security instrument, its successors and assigns, by Deed of Trust on May 12, 2022, and filed for record in the records of the County Clerk and Recorder in Hill County, State of Montana, on May 12, 2022 as Instrument No. 620002, in Book 184, at Page 126, of Official Records. The Deed of Trust was assigned for value as follows:

Assignee: PennyMac Loan Services, LLC  
Assignment Dated: October 17, 2023  
Assignment Recorded: October 17, 2023  
Assignment Recording Information: as Instrument No. 624286, in Book 184, at Page 919,

All in the records of the County Clerk and Recorder for Hill County, Montana Jason J. 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 February 5, 2024 as Instrument No. 624928, in Book 185, at Page 53, 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 June 1, 2023, 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 \$256,186.06, interest in the sum of \$8,434.44, escrow advances of \$2,493.35, other amounts due and payable in the amount of \$720.48 for a total amount owing of \$267,834.33, 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 and any information obtained will be used for that purpose.

Dated this 7th day of February, 2024. Jason J. Henderson Substitute Trustee 38 2nd Avenue East Dickinson, ND 58601 Telephone: 801-355-2886 Office Hours: Mon.-Fri., 8AM-5PM (MST) File No. MT21979 Publish In the Havre Daily News February 26, March 4, 11, 2024 MNAXLP

**HAVRE DAILY CLASSIFIEDS DEADLINE 11:00AM THE DAY BEFORE**

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**NOTICES**

Legals

HON. KAYDEE SNIPES RUIZ District Court Judge Montana Twelfth Judicial District Hill County Courthouse 315 4th Street Havre, MT 59501 (406) 265-5481, Ext. 2422

**MONTANA TWELFTH JUDICIAL DISTRICT COURT, HILL COUNTY**

IN THE MATTER DECLARING Cause No. DN 23-42 Companion Causes: DN-23-43; DN-23-44

A.B.,

**SUMMONS**

YOUTH IN NEED OF CARE.

TO: BONNIE CECIL

**YOU ARE HEREBY NOTIFIED** that a PETITION FOR ADJUDICATION AS A YOUTH IN NEED OF CARE, and TEMPORARY LEGAL CUSTODY ("the Petition") regarding A.B., the child who is the subject of the above-captioned proceedings brought pursuant to Title 41, Chapter 3 of the Montana Code Annotated, has been filed in Cause No. DN-23-42 in Montana Twelfth Judicial District Court, in Hill County by the Montana Department of Public Health and Human Services, Child and Family Services Division (CFS) located at 232 1st St #B, Havre, MT 59501. The Petition requests that CFS be granted the following relief: Emergency Protective Services and Adjudication as a Youth in Need of Care. A copy of the Petition is filed with the Clerk of District Court for Hill County, (406) 400-2414, and is hereby served upon you at this time. The child who is the subject of the proceedings, A.B., was born on October 18, 2006. The child's mother is Bonnie Cecil and the child's father is Waldron Bettelyoun.

**NOW, THEREFORE, YOU ARE HEREBY DIRECTED** to appear at the hearing regarding the Petition that is set on the 6th day of March, 2024 at 3:00 o'clock p.m., at the Hill County Courthouse located at 315 4th Street, Havre, Montana, 59501, then and there to show cause, if any you may have, why CFS should not be granted the relief requested in the Petition.

**NOTICE:**

Your failure to appear at the hearing constitute a denial of your interest in the child, which denial may result, without further notice of this proceeding or any subsequent proceeding, in judgment by default being entered for the relief requested in the Petition. You have the right to be represented by an attorney in these proceedings. If you are unable to afford an attorney, the Court will have an attorney appointed to represent you.

This day of 8th of February, 2024

Karen Kinsella Deputy Clerk of District Court

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