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NOTICES

Legals

RENTALS

Apartments

Havre

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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 Mat-thw 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

Silverman Law Office, PLLC

406-603-4234

2620 Colonial Drive, Helena, MT 59601

Attorneys for Personal Representa-tive

MONTANA TWELFTH JUDICIAL DISTRICT COURT, HILL COUNTY

In the Matter of the Estate of PAUL E. BUDEAU Deceased.

Probate No. DP-24-006

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that Gail L. Brady 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 Silverman Law Office, PLLC, P.O. Box 4423, Helena Montana 59604 or filed with the Clerk of the above-entitled Court. I declare under penalty of perjury the laws of the State of Montana that the foregoing is true and correct.

DATED 29th day of February , 2024.

/s/ Gail L. Brady

302 Arete Dr.

Bozeman, MT 59718

Personal Representative

Published in the Havre Daily News , March 4,11,18 2024 MNAXLP

Notice of Close of Regular Voter Registration and Option for Late Registration for School District Elections Held May 7, 2024 in Hill County

Notice is hereby given that regular registration for elections to be held on May 7, 2024 will close at 5:00p.m. on Monday March 11th, 2024. To register to vote, or to update your name, address, or other voter information, submit a voter registration application to the county elections office.

*NOTICE: If you miss this regular registration deadline, you may still register for and vote in the election by showing up at the county election office before 8:00 PM on Election Day. All active and inactive electors of Hill County are entitled to vote in their respective school district election.

The following school district elections are scheduled to hold a May 7, 2024 election; however, their elections may be cancelled if trustee positions are not contested and there are no other ballot issues to vote on:

Havre School District 16 & 16A, North Star School District 99M, Cottonwood School District 57, Davey Elementary School District 12, Gildford Colony School District 89, Chester-Joplin-In-vernness School District 48-1J & 48-2J,

If the district is conducting a Polling Place Election: Inactive electors may reactivate by appearing at the polling place in order to vote, by requesting an absentee ballot in any election, or by notifying the school districts election administrator in writing of the elector's current address in the county.

If the district is conducting a Mail Ball-et Election: Ballots will be automatically mailed to active electors only. If you are a registered voter and do not receive a ballot, contact the school district election office to update your information as necessary and receive a ballot.

Late registration is only available through the county election office and not the school district.

The county election office is located at: Hill County Courthouse, Lexis Dockter, Hill County Election Administrator, 315 4th Street, Havre, MT 59501

Dated this 26th day of February, 2024 /s/ Lexis Dockter

Lexis Dockter, Hill County Election Administrator

Published in The Havre Daily News March 11,18,25, 2024 MNAXLP

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