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To place your ad, call 406-228-9301 or drop by the office at 341 3rd Ave. S. in Glasgow.
This offer applies to Household/Garage items, Lost & Found items, and items you want to Give Away.

CLASSIFIEDS

HELP WANTED

TWO GLASGOW SCHOOL DISTRICT OPENINGS

Irle School Resource Aide position GHS Resource Aide position

Duties – to assist Resource Teachers in the classroom and other duties as assigned. Hours for both positions are 7 hrs/day during school year; wages - \$10.03/hr during 3 month probationary period & \$11.82 thereafter; benefits include vacation pay, sick leave, & retirement.

To apply – go to <http://glasgow.k12.mt.us/District/5140-Untitled.html> for classified personnel application instructions.

Deadline - open until filled, but initial screening will take place on 12/13/13. The interview schedule will be posted on the District website when set.

GLASGOW SCHOOL DISTRICT IS AN EQUAL OPPORTUNITY EMPLOYER



PRECISION FARMING SPECIALIST – GLASGOW, MT

Border Plains Equipment, LLC a certified Case IH dealer, is looking for a motivated and outgoing individual to join our team as a Precision Farming Specialist. This individual will be responsible for the sales and service of our Precision Farming Products to our end users. Responsibilities will include: update and installation of equipment, help coordinate customer clinics to maximize the potential of their precision farming products, provide effective phone support to customers & employees and continuously develop the technology capabilities of our front line sales, parts and service organization.

We offer competitive wages, 401k retirement plan, health insurance, dental insurance, vision insurance, short-term & long-term disability insurance, life insurance, paid vacation, eight paid holidays and job training.

To be considered for this position:

Please submit resume to: deann.grundstad@plainsag.com



Wells Fargo With you when you're looking for a rewarding career

Teller – As a Wells Fargo Teller, you will provide excellent service in all customer interactions, informing customers on new services, consistently balance your cash daily, have great rapport with people, meet your referral and sales goals, and enjoy helping others while maintaining ethics and integrity. We offer medical, dental, and vision coverage, tuition reimbursement, matched 401k plan, and paid time off/holidays. **Join our team. Visit our career site at wellsfargo.com/careers.** Wells Fargo is an Affirmative Action and Equal Opportunity Employer M/F/D/V. © 2012 Wells Fargo Bank, N.A. All rights reserved.



STORE MANAGER – GLASGOW, MT

Border Plains Equipment, LLC, a certified Case IH dealer, is looking for a motivated and driven individual to join our team as a store manager. The selected candidate will provide leadership in all aspects of the dealership. This candidate will work with, develop and execute a profit plan to produce targeted volume and margins, lead and ensure a location of staff highly aligned with company values, effectively direct and coach staff to achieve results and ensure customer satisfaction.

Applicants must be/ and possess:

- Excellent organizational, communication & problem solving skills
- Thrive & multi-task in a fast paced environment
- Superior customer service skills
- The ability to anticipate issues and respond proactively with solutions
- Computer skills with the ability to learn new programs

We offer competitive wages, 401k retirement plan, health insurance, dental insurance, vision insurance, short-term & long-term disability insurance, life insurance, paid vacation, eight paid holidays and job training.

To be considered for this position:

Please submit resume to: david.anfinson@borderplains.com

U.S. Department of the Interior Bureau of Indian Affairs

Job Title: Laborer

Department: Department Of The Interior

Agency: Interior, Bureau of Indian Affairs

Job Announcement Number: RMR-14-03

SALARY RANGE: \$12.55 to \$14.63 / Per Hour

OPEN PERIOD: Wednesday, Nov. 27, 2013 to Tuesday, Dec. 10, 2013

SERIES & GRADE: WG-3502-02

POSITION INFORMATION: Full Time - Seasonal

DUTY LOCATIONS: 1 vacancy - Poplar, MT United States

WHO MAY APPLY: Indian Preference eligibles, current status employees or former employees with Reinstatement eligibility

KEY REQUIREMENTS:

US CITIZENSHIP REQUIRED.

BACKGROUND SECURITY INVESTIGATION WILL BE REQUIRED FOR ALL NEW HIRES.

APPOINTMENT MAY INCLUDE A REQUIREMENT FOR TWO YEAR PROBATIONARY PERIOD.

APPLICATIONS WILL BE ACCEPTED ONLINE OR BY FAX.

REQUIRED TO HAVE FEDERAL PAYMENTS MADE BY DIRECT DEPOSIT CAREER SEASONAL STATEMENT AGREEMENT

DUTIES:

As a Laborer, you will;

- Loads and unloads heavy boxes, bulky supplies and other materials to and from trucks, dollies, other conveyances; moves heavy boxes, cartons or luggage by hand, hand truck or dolly.
- Janitorial duties, daily cleaning of adult jail and assisted by maintenance workers.
- Cleaning of road construction, road maintenance, facility shop and fire hall.
- Ensure all buildings have inventory stock of all supplies.
- Moves and arranges furniture; shovel snow, coal, ashes, and other materials/ waste; collects and empties garbage containers, burns garbage and trash, washes and waxes cars, trucks and other vehicles.
- Responsible for grounds maintenance on government buildings and quarters.

Questions about this job: Charles J. Walks Slow – Phone: (406)247-7956

Email: CHARLES.WALKSLOW@BIA.GOV

To see full ad go to www.usajobs.gov



SALESPERSON – GLASGOW, MT

Border Plains Equipment, LLC, a certified Case IH dealer, is looking for a motivated and driven individual to join our team as a salesperson. Applicant should have good organization & computer skills and successfully help customers identify and fulfill their agricultural machinery needs. Experience in agriculture and equipment is desired.

We offer competitive wages, 401k retirement plan, health insurance, dental insurance, vision insurance, short-term & long-term disability insurance, life insurance, paid vacation, eight paid holidays and job training.

To be considered for this position:

Please submit resume to: deann.grundstad@plainsag.com

HELP WANTED



Daniels Memorial Healthcare Center

is hiring for the following positions:

Nurse Practitioner

Director of Nursing - Hospital

- Full Time
- Full Benefits
- Sign On Bonus

Contact:

Edith Huda / Human Resource

Daniels Memorial Healthcare Center, PO Box 400, Scobey, MT 59263

406-487-2296 • hudae@dmha.net

Or visit our website at: www.danielsmemorialhealthcare.org

FRAZER PUBLIC SCHOOLS JOB ANNOUNCEMENT

The Frazer Public School is seeking applications for the following positions:

• Para Professional - \$10.00 an hour

- Must provide proof of High School diploma and/or GED certificate

- Preferred: Minimum 60 college credits

• Maintenance/Day Custodian - \$ DOE

HS diploma and/or GED equivalent

Must be able to perform all school maintenance/custodial duties for

Frazer School District and Frazer Staff Housing

- On call for maintenance emergencies at any time

- Preferred: Licensed Boiler Operator

School year 2013-2014

All Applicants are required to do a background check and drug test

Please submit application and resume to:

Corrina Guardipee-Hall

Frazer Public Schools

325 6TH Street – P.O. Box 488

Frazer, MT. 59225

Applicants must provide information on experience and qualifications.

Note: Some of the applicants may fall within the fourth degree of consanguinity and the second degree of affinity.



VALLEY VIEW HOME

A "Caring Home"

1225 Perry Lane * Glasgow, MT 59230

Phone: 406-228-2461 * Fax: 406-228-4831

E-mail: vvh@nemont.net * www.valleyview1.net

Social Service Director - Full Time

Valley View Home, a certified 96-bed nursing home, is currently seeking an individual to provide clinical social services. Responsibilities include: assessments, documentation, MDS, and ongoing psychosocial support to residents and families. A current Social Work license or degree in related healthcare field and experience in long-term care is required. The position is 40 hours per week. To apply, please submit a resume via email to Kandi Svenningson at: kandi@valleyview1.net Valley View Home 1225 Perry Lane Glasgow, MT 59230. Phone: 406-228-246, Fax: 406-228-4831 www.valleyview1.net

SINGLE COPY SALES MANAGER

Yankton Media, Inc. is currently looking for a Single Copy Sales Manager. As the Single Copy Sales Manager you will work closely with the Circulation Director to ensure that all over the counter and news box locations are functioning properly. This includes (but is not limited to) regular phone and in-person visits, ensuring signage is properly posted and regular maintenance on news box locations. Applicant will also be responsible for draw maintenance, management of delivery contractors and be asked to seek out new sales locations.

The ideal applicant will have some newspaper experience, be proficient in a PC environment, be detail oriented and have sales and marketing background. This job will entail a lot of over the phone and in person sales; the ideal candidate MUST be comfortable with this.

The Single Copy Sales Manager is an entry level position with some managerial duties. Normal hours are Monday - Friday 8-5 with some weekend and evening work. Medical, dental, and vision insurance is available, paid time off available after 90 days.

Interested applicants please send a cover letter and resume to:

Mike Hrycko, Circulation Director

Yankton Media, Inc.

319 Walnut St.

Yankton, SD 57078

mike.hrycko@yankton.net

Work and play in the Big Horn Mountains in wonderful Wyoming.

Enjoy panoramic vistas, abundant wildlife, and world-class biking, hiking, hunting, and fishing. The national award-winning Buffalo Bulletin, a family-owned weekly newspaper, seeks a creative, versatile articulate **writer/photographer** to be a part of our news team. The ideal candidate will possess strong writing and photography skills to cover a regular news beat and write about the people who make this place so awesome. Working knowledge of Creative Suite a plus. Salary range \$25,000 to \$30,000 depending on experience, health insurance stipend, health club membership, paid time off and retirement benefits.

E-mail cover letter, resume, 4 clips, references, past 4 supervisors and salary requirements to jennifer@buffalobulletin.com and robb@buffalobulletin.com. We hope to fill this position by December 31, 2013.

The Department of Transportation is recruiting for **Civil Engineering Technicians** located in Glasgow. These are permanent positions with benefits.

Job duties are performed outdoors; include significant physical demands and overnight travel. Salary is dependent on experience and education.

Apply on line at www.mdt.mt or at a local Job Service.

GREAT CAREER OPPORTUNITY in Montana's service of first choice. Earn more with the skills you have. Learn more of the skills you need. In the Montana Army National Guard, you will build the skills you need for a civilian career, while developing the leadership skills you need to take your career to the next level. Benefits: √\$50,000 Loan Repayment Program. √Montgomery GI Bill. √Up to 100% tuition assistance for college. √Medical & dental benefits. √Starting at \$13.00/hr. √Paid job skill training. √Call 1-800-GO-GUARD. National Guard. Part-time job...Full-time benefits. #368

FOR RENT

Affordable Housing

Are you PAYING MORE RENT OR UTILITIES than you can afford?

Call the GLASGOW HOUSING AUTHORITY at 406-228-4942 or in person at 435 Division Street for information on 1, 2, 3 & 4 bedroom units. If you qualify, the rent and utilities are only 30% of your income.

FOR RENT

Unfurnished 1 bedroom apartment available Dec. 1. Stove & refrigerator included. No pets and no smoking. \$350 per month plus deposit and utilities. **228-4807**, leave message.

APT FOR RENT

925 SF. ~ 2 bd / 1.5 bth
Downtown. Nice. Great neighbors. Laundry room in unit. **\$495 / mth**
360-750-6746

HOUSE FOR RENT

2 bedroom, 2 bath, large kitchen & living room, 2-car garage. 1/2 mile east of town on the Fort Peck Hwy. \$1,150/month.
Call Mike - 425-652-5332

MISCELLANEOUS SERVICES

Decorating on a budget? Give me a call for consulting and design, interior painting, wallpapering and faux finishes. ∞ **Mardia Fast ∞**
228-2026 or 392-5342

FARM AND RANCH

CONTRACTING

2-year-old Angus pairs for Spring 2014 delivery. Contact **406-232-6140** for information.

LEGAL

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REAL ESTATE



**Red Foxx
Real Estate, LLC**

Office 406-228-2525 • Cell 406-230-2525

Broker - Owner

Karen Waarvik

321 Klein Ave. • Glasgow, MT 59230



SOLD! 181 – Cozy remodeled 1120

+/- sq. ft. 2 bdrm., 1 bath home all on 1 level. New double car insulated garage plus a single car garage with shop area are a bonus. Nice private fenced back yard and covered deck. A must see! Located at: 541 4th Avenue North. **New Price: \$142,000.00!**



194 – Remodeled Home Close To Schools! 2200+/-

sq. ft. remodeled home has gourmet kitchen, 4 bedrooms, 2 baths, open kitchen, dining and living room. Hardwood floors throughout, with new windows, electrical, central air, newly finished basement. Single detached garage. **Asking \$175,000.00**

SOLD! 170 – This home is located on the north side of Glasgow.

2100 sq. ft. house w/ 3 bedrooms & 1½ baths. Detached, double, heated & insulated garage. Full basement w/ a large family room, guest room & extra storage. Corner lot location w nice landscaping. New furnace & central air, New windows, newer roof. **Asking: \$149,000.00.**



197 – This beautifully remodeled Southwest style home on 1 acre in Glasgow is a

'one of a kind'. 3182 sq. ft. of open living with a gourmet kitchen,

large dining room, heated tile floors and many outdoor patios for entertaining. This home has 3 large bedrooms, 2 baths plus two 1/2 baths. Heated indoor swimming pool, 2 garages, 2 workshops plus much more. Call for a private showing today. **Asking \$495,000.00**

SALE PENDING! Close to Schools!

This home is 1632 +/- sq. ft. with 2 bedrooms, bonus sleeping room, living room, family room and 2 baths. The oversized attached single car garage, fenced back yard, and walking distance to schools are just a few of the amenities. **Asking: \$159,000.00**



**Check out our listings at
www.redfoxxrealestate.com**

REAL ESTATE

SELLERS LIST WITH US!! HELLAND AGENCY, INC.

CHRIS HELLAND - Broker / Owner

-Associates-

Jon Svingen & Earl Handy

406-228-2114



Property No. 20-897 – Horse Property For Sale.

Very nice 5 bedroom, 3.5 bath home on 5 acres, located just 3 miles north of Glasgow, Montana. Home features a free-standing propane stove, hardwood flooring and an attached double car garage. Property includes a 32x40 ft metal building and a spring fed pond! Additional 15 acres available for \$100,000. Call the Helland Agency @ 406-228-2114 or Jon Svingen @ 406-263-2113 for more information. **\$395,000.**



Property No. 20-881 – Starter Home Or Rental?

3 bedroom, 1 bath home located at 1028 2nd Ave South in Glasgow, Montana. Home has new windows and upgraded insulation. Would make a great rental or starter home. Call Jon Svingen @ 406-263-2113 for more detailed information. **Asking only \$49,750.**



Property No. 20-913 – The former Johnnies Cafe Building located on Glasgows Front Street has over 2,900 sq. ft. and is priced to sell. **Asking just \$59,950.00.** Call Jon at 406-263-2113 or Helland Realty at 406-228-2114 for more information.

PRICE REDUCED!

Property No. 20-909 – Move-In Ready Condo! 3 bedroom, 1.5 bath condo in St Marie, Montana. Home includes new roofing, a new stove, an energy efficient furnace, washer and dryer, plus hardwood flooring. Property is move-in ready and a part of the Condo Association, so bank financing is available. Call Earl Handy @ 406-228-2114 or after hours @ 760-954-3301 for more info. **PRICE REDUCED \$35,900.**

FOR RENT!

FOR RENT: Ideal Work Crew Rental. 1625 sq. ft. 3 bed., 1 bath very nice apartment fully furnished, utilities included. Flexible lease terms, short or long term lease. Great location close to restaurants and convenience stores.

FOR RENT!

FOR RENT: 3 Bedroom Condo, St. Marie. Move-in ready, clean and nice! Low heating bill, new furnace. \$500 a month plus utilities, \$500 deposit. No pets. Call the Helland Agency at 406-228-2114.

BUYERS



View all our listings at
www.northwest-national.com
Click on Glasgow

REAL ESTATE

New Listing – 32 Meadow Court



One owner home with 2 bedrooms up, one down. Many upgrades including windows, roof, furnace/AC. **Priced to sell at \$135,000.**

New Listing 206 2nd Avenue North, Glasgow, Montana



Well maintained north side home plus garage in a great neighborhood. Must see to appreciate!
Asking Price: \$225,000

New Listing – Fort Peck Home



Nice home facing town park. 2170 sf home with various upgrades. Huge open lot to build your garage!
Asking Price: \$180,000.

Commercial Lot

2.88 acres located on the northeast side of Highway No. 2 adjacent to Shopko. Zoned commercial, call for details.

205 5th Street North



Price Reduced!
Nice older home with lots of character located on a corner lot with a fenced yard and a two stall detached

garage. Call for viewing. **Price: \$180,000**

Residential Lots

Two separate building sites within city limits. One 7,500 sf and the other 22,500 sf or .516 of an acre.

Beautiful Milk River Bottom Property located between Glasgow and Nashua, 47.44 acres of which 19.42 are irrigated acres. The property includes a 2,044 square foot ranch-style home with Pella windows and a large deck for a view of an oxbow off the Milk River, plus a detached garage, granary, barn, pole barn, and historic outbuildings. Established cottonwood trees and scenic greenery provide privacy, shade, and shelter throughout. **\$475,000.**

Please see more photos and details at
www.unitedinsuranceandrealty.com

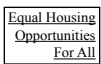


United Insurance & Realty

504 2nd Ave. S. • Glasgow • 406-228-9356

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Skip Erickson • Doug Allie
Mike Mitchell • Jon Bengochea



PUBLIC NOTICES

Notice of Public Hearing Glasgow Planning Board

The City of Glasgow Planning Board will conduct a public hearing at its meeting on December 19, 2013, beginning at 5:30 P.M., in the Council Chambers located in the Civic Center Building, 319 3rd Street South, Glasgow, Montana 59230, to review the City of Glasgow Growth Policy. The proposed Growth Policy has been drafted by consultants for the City of Glasgow to be a city-wide planning document to serve as a guide for land use decisions as the community changes over time. The goals, objectives and associated strategies included in the Growth Policy will inform the community leaders about the physical, social and economic development patterns of Glasgow. The Growth Policy is not a regulatory document, but a guiding document to assure a more consistent approach for the governing body to realize the community's vision for the future.

The Growth Policy will affect all areas within the jurisdictional city limits of Glasgow, Montana.

All parties in interest and citizens shall have an opportunity to be heard at the public hearing. Any citizens may submit written protests or support at or before the public hearing.

Following the public hearing, the Planning Board shall by resolution in accordance with the conditions set forth in MCA 76-1-603 make recommendation for revision(s) or make recommendation to the City Council for adoption of the growth policy.

Interested persons may obtain further information and may review the Draft Growth Policy at the Office of the Director of Public Works in the Glasgow Civic Center, 319 3rd Street South, telephone number (406) 228-2476.

Dated this 26th day of November, 2013.

/s/ Stacey A. Amundson
City Clerk – Treasurer

(Published Dec. 4 & 11, 2013)

REAL ESTATE

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PUBLIC NOTICES

NOTICE OF ELEMENTARY SCHOOL BOND ELECTION

NOTICE IS HEREBY GIVEN by the Board of Trustees (the "Board") of Elementary School District No. 2 (Frazer), Valley County, Montana (the "District"), that pursuant to a certain resolution duly adopted at a special meeting of the Board on October 9, 2013, a special election of the registered voters of the District will be held by mail ballot election on December 18, 2013, for the purpose of voting on the question of whether or not the Board may issue and sell general obligation school building bonds of the District in the total aggregate principal amount of Four Hundred Forty Five Thousand Dollars and No/100 (\$445,000.00) to pay a portion of the costs of repairing, restoring and replacing certain of the District buildings, including: replacing exterior finishes and siding on the staff housing building; demolition of the existing superintendent housing and design, construction and equipping of replacement superintendent housing; repair and replacement of a portion of the Frazer school building roof; related improvements; and paying costs associated with the sale and issuance of the bonds (collectively, the "Project"). The bonds shall bear interest at a rate or rates to be determined by the Board at the time of sale and be payable semiannually during a term of not more than fifteen (15) years and redeemable on any date after one-half the term. Costs of the Project in excess of the proceeds of the above-described bonds are expected to be paid from proceeds of bonds of High School District No. 2B (Frazer), Valley County, Montana, authorization for which is being sought simultaneously with the above-described bonds.

The election will be conducted solely by mail ballot. Ballots will be mailed to all eligible registered voters in the District on December 2, 2013, and must be returned by each voter, by mail to the Clerk of the District, Frazer Public Schools, P.O. Box 488, Frazer, Montana 59225, or in person to the Clerk of the District, Frazer Public Schools, 325 6th Street, Frazer, Montana, during regular business hours (8:00 a.m. to 4:00 p.m.), weekdays, December 2, 2013 through December 17, 2013.

On Election Day, December 18, 2013, the only place for deposit of voted ballots will be the office of the Clerk of the District, Frazer Public Schools, 325 6th Street, Frazer, Montana, which will be open from 8:00 a.m. to 8:00 p.m., and all ballots must be in that office by 8:00 p.m. in order to be counted. All ballots will be tallied in the office of the Clerk of the District in accordance with law on December 18, 2013.

A qualified voter who will be absent from the District during the time the election is being conducted may:

(a) vote in person in the office of the Clerk of the District as soon as the ballots are available and until noon on December 1, 2013; or

(b) make a written request prior to noon on December 1, 2013, signed by the applicant and addressed to the office of the Clerk of the District requesting the ballot be mailed to an address other than that which appears on the registration records. All ballots to be mailed will be mailed no later than December 2, 2013.

An elector may obtain a replacement ballot if his ballot is destroyed, spoiled, lost, or not received by the elector by personally appearing at the office of the Clerk of the District and by:

(a) signing an affidavit form stating the reason for the request for replacement; and

(b) if the reason given for replacement is "spoiled ballot," by returning the spoiled ballot to the office of the Clerk of the District.

DATED this 9th day of October, 2013.

/s/ Harold D. Blount

Clerk of the District

(Published Nov. 20, 27; Dec. 4, 2013)

INVITATION TO BID

WOKAL FIELD /

GLASGOW INTERNATIONAL AIRPORT IMPROVEMENTS

GLASGOW, VALLEY COUNTY, MONTANA

AIP 3-30-0033-018-2013

Separate sealed Bids will be received by Valley County & the City of Glasgow, Montana, until 1:30 p.m., local time, **Tuesday, December 10, 2013**, to conduct a biological study for the Wokal Field / Glasgow International Airport Improvements. All received Bids will be publicly opened and read aloud at the Valley County Commissioners Office, Suite 110, Valley County Courthouse, 501 Court Square, Glasgow, Montana 59230.

The proposed work includes conducting a comprehensive **Wildlife Hazard Assessment**, identifying factor contributing to wildlife hazards, and creating a **Wildlife Hazard Management Plan**.

All Bids must be in accordance with the Contract Documents on file with Valley County (406) 228-6219 and at the office of Robert Peccia & Associates, 825 Custer Avenue, Helena, Montana, and (406) 447-5000.

Copies of the Contract Documents for use in preparing Bids may be obtained from Robert Peccia & Associates at the address stipulated above upon receipt of a non-refundable deposit of \$50.00 for each set of documents.

No pre-bid conference will be held for this project; however, potential Bidders are encouraged to contact the Engineer (lance@rpa-hln.com) or Owner with questions.

Work at the site is to commence within 10 calendar days after the written Notice to Proceed is issued. Completion of all work shall be **February 28, 2015**.

Each bidder will be required to be registered with the State of Montana, Department of Labor and Industry prior to bidding this project.

No Bid may be withdrawn within a period of 60 days after the date for opening bids.

Valley County reserves the right to reject all Bids, to waive informalities, and to reject nonconforming, irregular, non-responsive or conditional Bids.

Valley County Commission
By: /s/ David Pippin, Chairman
(Published Nov. 20, 27; Dec. 4, 2013)

ANTIQUES

Virgelle Merc. Antiques presents a "REAL COUNTRY CHRISTMAS" at a "Real Country Store" Saturday & Sunday, December 7th & 8th 9am to 5pm. Antiques & Collectibles. Phone 1-800-426-2926 or (406)378-3110. www.VirgelleMontana.com Celebrate the Season at Virgelle, Montana. #365 Please note: New phone number.

EDUCATION / INSTRUCTION

TRUCK DRIVER TRAINING. Complete programs, refresher courses, rent equipment for CDL, Job Placement Assistance. Financial assistance for qualified students. SAGE Technical Services, Billings/Missoula. 1-800-545-4546. #367

PUBLIC NOTICES

NOTICE OF TRUSTEE'S SALE

To be sold for cash at Trustee's Sale on the 28th day of January, 2014, at 1:30 o'clock p.m., at the front door of Valley County Courthouse, Glasgow, Montana, is the following property:

Lot 30, Block 3, The Highlands Addition to Glasgow, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of Valley County, Montana. Misc. File No. 16383; together with all buildings, fixtures and improvements thereon and all water rights, rights-of-way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, used or enjoyed with said property, or any part thereof.

Christi L. Riggan, as Grantor, conveyed the above-described property to Valley County Abstract Co., as Trustee, to secure an obligation owed to United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture, as Beneficiary, by Trust Indenture, dated October 1, 2004, and recorded October 1, 2004, in Book 199 Mortgages, Page 701, under Document No. 126346, records of the Clerk and Recorder of Valley County, Montana. The Trustee in the Trust Indenture was replaced by a Successor Trustee, namely, Mark E. Noennig, the undersigned.

The default in the obligation, the performance of which is secured by the aforementioned Trust Indenture, and for which default this foreclosure is made, is the failure by the Grantor, or other person owing an obligation, or by their successors-in-interest, to pay the monthly installments of \$641.36 each due thereunder on the 1st day of each of the months of October, 2011, through November 2011, and to pay the monthly installments of \$626.24 each due thereunder on the 1st day of each of the months of December, 2011, through September, 2013, which is applied to principal and interest and to an escrow account if established for other obligations under the Trust Indenture, late charges which are 4.00% of principal and interest more than 15 days in arrears, currently Zero, attorney's fees and foreclosure costs, currently \$1,059.99, advances for obligations under the Trust Indenture, currently \$3,011.98, for a current total default of \$19,131.97, together with accruing late charges, advances, and expenses of foreclosure, including attorney's fees and costs.

There is presently owed on the obligation secured by the Trust Indenture the principal sum of \$63,999.45 plus interest thereon at the rate of 6.250% per annum from the 1st day of September, 2011, until paid, or \$11,471.18 per day, currently a total of \$8,109.45, late charges and advances for obligations under the Trust Indenture, currently Zero, payoff fee in the amount of \$3,133.29, together with recapture of total subsidy granted, currently in the amount of \$6,261.12; attorney's fees and costs, currently \$1,059.99, for a current total indebtedness of \$82,563.30. Other expenses to be charged against the sale proceeds include accruing late charges, escrow shortages, if any, attorney's fees and costs, and expenses of foreclosure and sale.

The Beneficiary has elected to sell the above-described property to satisfy the aforementioned obligation and has instructed the undersigned Trustee to do so. 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 in cash. The conveyance will be by a Trustee's Deed, made "as is," without representations or warranties, express or implied, including warranties of title, possession or encumbrances. The purchaser shall be entitled to possession of the property on the 10th day following the sale.

The sale may be postponed up to 15 days for any reason by public proclamation at the scheduled sale. If there is a stay by bankruptcy or court order, the sale may be postponed up to 30 days at a time by public proclamation, for a total of no more than 120 days.

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 the entire amount then due under the Trust Indenture 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 theretofore existing.

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

DATED this 10th day of September, 2013.

/s/ Mark E. Noennig, Trustee
P.O. Box 2502

208 North Broadway, Suite 324
Billings, Montana 59103-2502

STATE OF MONTANA)
) ss.

County of Yellowstone)

On this 10th day of September, 2013, before me, the undersigned, a Notary Public for the State of Montana, personally appeared MARK E. NOENNIG, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

/s/ Sharon J. Grubbs
Notary Public for the State of Montana
Residing at Billings, Montana
My Commission Expires
March 15, 2016

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