

CLASSIFIED ADS - RENTALS - REAL ESTATE - HELP WANTED

Housing Authority of Glasgow is looking for families of 3 or more to qualify for units.

Applications available on our website at housingauthorityofglasgow.com or at our office. Our hours are 8a-4p Mon-Thurs and 8a-3p Fridays. Call for details 406.228.4942

SHARP APARTMENT FOR RENT 950 SF. 2 BD / 11/2 BTH. A/C. **CITY OF GLASGOW. QUIET.**

FOR RENT: 2 bedroom house one mile west of Glasgow. Recently remodeled. Energy efficient furnace with A/C. Full basement with washer & dryer

hookups. No Pets. No Smokers.

Deposit & References required.

\$800/month plus utilities.

406-228-9014

Great Opportunity!!! Hinsdale Public School is looking for the following positions for the 2024-25 school year. ★ 7-12 Science ★ 5th/6th Elementary ★ Full Time Custodial ★ Elementary Paraprofessional

If you are interested in any of these positions, please contact Adam Zopp at 406-364-2314

or at superintendent@hinsdale.k12.mt.us. Visit our website, hinsdale.k12.mt.us, for more information.

Hinsdale is a great place to work and raise a family. Join us!!

Switch and save up to \$250/year on your talk, text and data. No contract and no hidden fees. Unlimited talk and text with flexible data plans. Premium nationwide coverage. 100% U.S. based customer service. Limited time offer - get \$50 off on any new account. Use code GIFT50. For more information, call 1-877-324-0193

Switch to DISH and get up to a \$300 gift card! Plus get the Multisport pack included for a limited time! Hurry, call for details: 1-855-995-3572

VALLEY VIEW HOME A "Caring Home" 1225 Perry Lane Glasgow, MT 59230

HELP WANTED RNs and CNAs Come and join our exciting new team! Please call (406) 228-2461 or admin@vvnh1 <u>net</u> for further information.

SMALL PETS CONSIDERED. \$750/month. 360-750-6746.

WANTED TO BUY: Old Car, Truck, Motorcycle, also old signs and license plates, gas station items or dealership items. Call 406-270-8630 any time.



308LW - 631 2nd PRICE **REDUCED!** Ave No - 1,491 sq. ft. 4-bed 2 bath home. New kitchen and flooring, Enjoy the private backyard with a gazebo, workshop, and room to build a garage is desired. A must see! Price Reduced to \$169,000

489TT – 405 Milk River Drive Fort Peck- 1,972 +/- sq. ft. 3 bedroom + office 2 bath home built in 2008. Large open floor plan, covered patio which you and see the awesome view of the area,

including Fort Peck Dam and the Powerhouses. Triple car att. garage 28'x 38° +/-. This home comes fully furnished and is move in ready + many more amenities offered! \$799,000

MOVE IN 312AA - 931 Jet Drive 1,200 sq. ft READY! completely remodeled main floor! 3-bed, walk-in shower bathroom, main floor



laundry, large living room, galley kitchen w/snack bar & dining space. The patio door opens to a large deck & backyard. The 1,200 sq. ft. basement is unfinished with endless possibilities to finish your way. \$215,000



384AS – All Seasons Home Center is liquidating their inventory. The Real Estate is available for purchase. The buildings would make good

storage for vehicles and toys. The main building could be used as another business or office space. \$495,000

Check out our Website! MissouriRiverRealty.com We are on Facebook – Missouri River Realty Glasgow!

Valley County has a full-time position available for Administrative Assistant to the County Commissioners

Posted 02/07/2024

Valley County local government is hiring a permanent, fulltime administrative assistant for the County Commissioners. This job reports to the Clerk and Recorder. <u>Starting pay is \$21.00 per</u> hour and includes full County benefits. This position provides administrative support to the County Commissioners and the Clerk and Recorder as needed. It requires strong administrative and customer service skills.

The full job description and job application are available online at <u>valleycountymt.net</u> and in the Clerk and Recorder's office in the Valley County Courthouse. Please contact the Clerk and Recorder at 406-228-6226 for questions. The job is open until filled.

You may drop off an application with the Clerk and Recorder or mail it to Valley County Clerk and Recorder, 501 Court Square #2, Glasgow, MT, 59230.

- WANTED **Reporter / Photographer** JOIN OUR EDITORIAL TEAM!

The Northern Wyoming News, a weekly newspaper in Worland, Wyoming, is seeking a community-focused reporter interested in government, feature and general news writing to become part of a great editorial team.

The ideal candidate will be committed to excellent writing and accurate reporting while covering Washakie County and the Big Horn Basin.

This job encompasses a variety of responsibilities including, but not limited to, generating own story ideas, reporting, writing and photography. Position will involve evening and weekend work and some travel. Reliable vehicle and driver's license required.

Requirements: High school diploma and good comprehension of the English language. Writing / photography experience preferred, but will train the right person.

Position is full-time. Salary is based on experience and qualifications. Benefit package includes health insurance, paid vacation and sick leave. Simple IRA match.

To apply submit a cover letter and resume to Northern Wyoming News, General Manager Karla Pomeroy at editor@ wyodaily.com or mail to 201 N. 8th St., Worland, WY 82401

Position opens May 29, 2024



201 N. 8th St., Worland, WY 82401 307-347-3241 www.wyodaily.com



VALLEY VIEW HOME A "Caring Home" 1225 Perry Lane • Glasgow, MT 59230 • 406-228-2461

WARD CLERK

Valley View Home is searching for a new full time Ward Clerk. The Ward Clerk diligently works with nursing and social services to meet our residents needs. Please apply if interested, starting wage DOE and it is very competitive.



REGISTERED NURSE POSITION Valley County Health Department: Work toward a healthier Valley County through disease prevention and health promotion. Primary nursing duties will focus on immunizations, reproductive health, communicable disease surveillance, and other current programs as assigned. Strong written and oral communications skills are necessary, and experience with Microsoft Office is essential for creating and managing professional outreach. Requires a registered nursing license eligible to work in Montana and a driver's license. Full time is preferred but will consider hiring a candidate for 30-40 hours per week. This position offers a FULL BENEFIT package with pay of \$28.50 - \$33.50 per hour depending on experience. Please contact Valley County Health Department at 501 Court Square #11, Glasgow, MT 59230 or call 406-228-6261 for a complete job description and application.

ADMINISTRATIVE ASSISTANT POSITION Valley County Health Department, working jointly with the Sanitarian and Director. The position requires learning the online Montana Immunization system, organization, attention to detail, customer service, and teamwork. The successful candidate will have proficient computer skills in Microsoft office, communicate well both verbally and in writing, and work well with the public and coworkers. This position is essential in scheduling and documenting childhood vaccinations for all of Valley County. Other job duties include participation and/or administration of two current health department programs (to be determined based on skills), and other duties as assigned. We can train the right person who has a wide range of experience and is ready to jump into a fast-paced department committed to the health and well-being of Valley County residents. Full time is preferred but will consider hiring a candidate for 30-40 hours per week. This position offers a FULL BENEFIT package with pay starting at \$18.00 per hour, depending on experience. Please contact Valley County Health Department at 501 Court Square #11, Glasgow, MT 59230 or call 406-228-6261 for a complete job description and application.

PROJECT MANAGER POSITION Valley County Health Department: Work toward a healthier Valley County through disease prevention and health promotion. Duties include collaborative planning, organizing, and managing ongoing grant programs to efficiently meet established program goals and objectives, evaluating performance, ensuring program compliance with applicable public health laws and associated regulations, and related duties as needed. Strong writing, oral communication skills, and Microsoft Office proficiency are essential. Education and experience equivalent to bachelor's degree AND/ OR 5 years' experience required. This is not an entry-level position. Requires a Montana driver's license. Full time is preferred but will consider hiring a candidate for 30-40 hours per week. This position offers a FULL BENEFIT package and \$22.50 - \$28.50 per hour depending on education/experience. Please contact Valley County Health Department at 501 Court Square #11, Glasgow, MT 59230 or call 406-228-6261 for a complete job description and application.



REAL ESTATE - PUBLIC NOTICES

Estate; LLC Office 406-228-2525 • Cell 406-230-2525 Broker - Owner Karen Waarvik 321 Klein Ave. • Glasgow, MT 59230



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#430 SALE PENDING! - One Level Home on Acreage! 2280 sq. ft. 2019 modular home has 4 bedrooms, 3 bathrooms on

7.8 +/- Acres with views from every direction you look! Open and bright with cathedral ceilings throughout the home. Gourmet kitchen with panty and large island for easy meal prep. The dining room has sliding patio doors out to the deck for easy BBQ! The front deck is large and plenty of room for a large patio set for entertaining! Move in ready! Located at: 55563 US Highway 2 in Nashua! Price Reduced: \$303,000.00

#422 - Afford-SOLD! able home opportunity! Charming and cozy 1082 sq. ft. 2 story home has 3 bedrooms, 1 bath. Large yard with alley access, patio and carport. Plenty of room to build a



garage or add on to. Move in ready! Located at: 517 5th Avenue North in Glasgow. Asking: \$144,000.00



#435 - Charming and cozy 1718 +/- sq. ft. SALE PENDING! 2 story home has 3 bedrooms, 1 bath and is located on 2.55 acres! Updated gourmet kitchen with quartz counter tops and stainless-steel appliances and an updated bathroom with walk in shower! The basement is partially finished with 2 additional sleeping rooms and lots of storage. New windows, metal roof, siding, updated electrical and 2 composite decks. The property has a corral, 2 sheds, large garden area, Dry Prairie water and room to build a garage! Call for more information or to schedule a private showing! Asking \$172,900.00



#433 - Beautiful 3304 +/sq. ft. home built in 2002 has 3 bedrooms, 3 baths with cathedral ceilings and recessed lighting throughout. The gourmet kitchen has

f

stainless steel appliances and is open to the dining room with French doors to private back yard and spacious deck. The primary bedroom has a full bath and patio doors to a private back deck. The lower level has a large family room with fireplace, wet bar and additional sleeping room, plus additional storage. Attached heated and insulated 3 stall garage has radiant floor heat and plenty of storage for an added bonus! All on 1.01 Acres! Located in Silver Hills at 1003 Walleye Street in Fort Peck! Price Improvement: \$649,000.00

394 - COMMERCIAL LOT On Highway 2! 11,700 sq. ft. Lot for sale on Highway 2 in Glasgow! Great location if you are considering a business in Glasgow with a great location! Located at 54187 US Highway 2. Price Reduced to \$89,000.00





20-1138 – Commercial Lot in Glasgow For Sale! Ideal location with lots of room for any type of commercial business. 13,080 total square feet on 4 lots with good access to busy Highway 2. Priced at \$225,000.

20-1130 – Discover the perfect blend of affordable and **adventure** in this charming 2 bedroom, 1 bathroom, 2 car garage, Glasgow,



Montana home for sale. With a generous 816 square feet upstairs and an additional 816 square foot basement which boasts an extra sleeping room, there's plenty of space for you and your loved ones to create lasting memories. 2 bedrooms, 1 bathroom - The perfect size for a cozy retreat or a growing family. Spacious basement with sleeping room. Call now: (406) 228-2114. Price Reduced to \$145,000

20-1141 - Saint Marie, Montana condo for sale. This single level 1,340 square foot, 3 bedroom 1.5 bath home



has a one car garage and is located on a spacious corner lot. Price Reduced \$62,0000.

Connect to the best wireless home internet with EarthLink. Enjoy speeds from 5G and 4G LTE networks, no contracts, easy installation, and data plans up to 300 GB. Call 855-419-7978

PUBLIC NOTICES

NOTICE OF TRUSTEE'S SALE

To be sold for cash at a Trustee's Sale on August 21, 2024, at 02:00 PM at the main entrance of the Valley County Courthouse located at 501 Court Square, Glasgow, MT 59230, the following described real property situated in Valley County, State of Montana:

Lot 15, and the Westerly one-half of Lot 16, less the Easterly 6 Inches of the Southerly



406 228-9356 / agency@unitedir.com

www.unitedinsuranceandrealty.com



SALE PENDING 143 4th Avenue North, Glasgow, Montana Cozy two bedroom home, one bathroom upstairs + half bathroom in the basement. Storage shed, fenced yard, newer NGFA furnace and hot water heater.



FOR SALE 284 Skylark Road, Glasgow, Montana Three bedroom home, 1.5 baths, sunroom, enclosed entryway, detached 2 stall garage, shop, garden shed, and corrals, all on 3 acres. Listing Price \$250,000



* PRICE UPDATE 511 4th Avenue North, Glasgow, Montana Nicely updated 3 bedroom, 1 1/2 bath home with a detached 1 stall garage, deck area, garden area & garden shed, underground sprinkler system, NGFA + AC. LISTING NOW \$215,000

Alaska, Europe, Hawaii plus dozens of other popular trips! Starting at \$1649 per person (double occupancy req'd.) YMT Vacations plans everything, leaving you to relax and enjoy. Call 1-833-658-1230 for more details. Use promo code YMT2024 for \$250 off. Limited time only.

PUBLIC NOTICES

NOTICE OF TRUSTEE ELECTION CANCELLATION

WHEREAS, the number of candidates filing a Declaration of Intent and Oath of Candidacy for the open trustee position on the Glasgow School Board of Trustees, District No. 1A, Valley County, State of Montana is equal to or less than the number of positions to be elected, the trustee election is not necessary

THEREFORE, the necessary 30-day notice is hereby given that the Glasgow School District No. 1A, Valley County, State of Montana, Trustee Election is cancelled. Please note that the levy election will still he held on May 7 2024

Check out our listings at www.redfoxxrealestate.com

Check us out on Facebook!

PUBLIC NOTICES

Katie S. Knierim KNIERIM LAW OFFICE. P.C. 513 First Avenue South P. O. Box 29 Glasgow, Montana 59230 Telephone: (406) 228-2487 Attorneys for Personal Representative

MONTANA SEVENTEENTH JUDICIAL DISTRICT COURT, VALLEY COUNTY

IN THE MATTER OF THE ESTATE	Cause No. DP-2024-08
OF	NOTICE TO CREDITORS

RITA L. ANDERSON, aka RITA LOUISE ANDERSON.

Deceased.

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 (4) months after the date of the first publication of this notice or said claims will be forever barred. Claims must be mailed to the undersigned at the following address:

KNIERIM LAW OFFICE, P.C. 513 First Avenue South P. O. Box 29 Glasgow, Montana 59230

return receipt requested, or filed with the Clerk of the above named Court. I declare under penalty of perjury and under the laws of the State of Montana that the foregoing is true and correct.

DATED 3rd day of April, 2024.

/s/ David M. Anderson DAVID M. ANDERSON, Personal Representative

MNAXLP

NOTICE OF PUBLIC HEARING

The City of Glasgow City Council will hold a public hearing on April 15, 2024, 5:00 p.m. in the City Council Chambers on the sale of a portion of the south side of Hoyt Park to Francis Mahon Deaconess Hospital for the construction of a parking lot. Residents of the city can submit letters of support or opposition for this location to the Glasgow City Clerk's Office, 319 3rd Street South, Glasgow, MT 59230. Letters for the council's review should be received by Wednesday April 10, 2024 at 12:00 p.m. to be included in the council packet for the April 15, 2024 regular council meeting beginning at 5:00 p.m. The public will also have the opportunity to talk during the public hearing at this meeting.

Dated this 29th day of March, 2024

STACEY A. AMUNDSON City Clerk-Treasurer

(Published April 3 & 10, 2024)

50 feet of the Westerly one-half of Lot 16, Block 70, Townsite of Glasgow, according to the official plat thereof on file and of record in the office of the Clerk and Recorder, Valley County, Montana.

More commonly known as 320 3rd Ave N, Glasgow, MT 59230. Jonathan Labrecque and Katie Labrecque, as Grantors, conveyed said real property to Valley County Abstract 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 October 19, 2020, and filed for record in the records of the County Clerk and Recorder in Valley County, State of Montana, on October 20, 2020, as Instrument No. 171699, of Official Records. The Deed of Trust was assigned for value as follows:

Assignee: Freedom Mortgage Corporation Assignment Dated: May 6, 2022 Assignment Recorded: May 6, 2022 Assignment Recording Information: as Instrument No. 177038 Mortgages

Assignee: Home Point Financial Corporation Assignment Dated: February 8, 2024 Assignment Recorded: February 13, 2024 Assignment Recording Information: as Instrument No. 183107

All in the records of the County Clerk and Recorder for Valley 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 Valley County, State of Montana, on March 21, 2024, as Instrument No. 183295, 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 February 1, 2022, 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 \$229,223.41, interest in the sum of \$13,538.61, escrow advances of \$17,962.76, other amounts due and payable in the amount of \$2,915.64 for a total amount owing of \$263,640.42, 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 25th day of March, 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. MT21394

(Published April 10, 17 & 24, 2024)

MNAXLP

DATED this 5th day of April, 2024.

District Clerk: Kelly Doornek

Signature: /s/ Kelly Doornek

(Published April 10, 2024)

MNAXLP

Notice of Political Subdivision Election

Notice is hereby given that in Valley County, on May 7, 2024, school district elections will be held for the following purpose: elect school board trustees and/or vote on general fund and/ or safety fund levies

Said school district elections will be conducted by Mail Ballot:

Glasgow School District No. 1A Hinsdale School District No. 7a & 7c Lustre Elementary School District No. 23 Nashua School District No. 13E

Said school district elections will be conducted by Polling Place:

Frazer Public School Annex Frazer School District No. 2 & 2B 325 6th St Frazer, MT 59225

The polls will be open at the Frazer School Annex from noon until 8 pm on election day.

DATED this 8th day of April 2024.

Marie L Pippin Valley County Election Administrator

MNAXLP

MNAXLP

(Published April 10, 2024)

Notice of Political Subdivision Election

Notice is hereby given that in Valley County, Montana on May 7, 2024, a Special Purpose District Election will be held for the following purpose: to elect two Fort Peck Rural County Water District, Inc. Directors.

Said political subdivision election will be conducted by: Mail Ballot

DATED this 8th day of April 2024.

Marie L Pippin, Election Administrator Valley County

(Published April 10, 2024)



MNAXLP

(Published April 10, 17 & 24, 2024)