

NOTICE OF TAX DEED AUCTION



Notice is hereby given that on October 19th, 2026, the Yellowstone County Treasurer will hold a public auction at 10:00a.m., in the John V. Ostlund Building, First Floor, Treasurer's Office Conference Room, 2825 3rd Ave N, Billings, Montana. At the auction the Treasurer will sell the real property with the following legal description in order to satisfy delinquent taxes:

Lots 37 and 38, Block 2, Pine Hill Subdivision, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County under Document No. 451801.

The minimum opening bid for said property shall be \$34,333.13. The winning bidder must post a deposit at the time of sale. If the lienholder is the winning bidder, the deposit is the total of auction costs plus any amounts included in the opening bid not already paid. This amount includes filing fees, tax deed fees, and one-half of the most recently assessed value of the land and improvements (the deposit would be \$30,071.22). If the lienholder is not the winning bidder, the deposit is 5% of the winning bid (at least \$1,716.66 based on the opening bid). All bidders shall register in advance of the auction with registration beginning at 9:00 a.m. Full payment of the purchase price and auction costs must be made within 24 hours of the sale, excluding weekends and legal holidays.

The above listed real property is to be sold at auction for delinquent taxes pursuant to a tax lien currently held by Kensington Peak Investments, LLC. Additional information can be provided by contacting the Yellowstone County Treasurer's Office located at 2825 3rd Ave N, Billings, Montana 59101, by calling (406) 256-2807, or emailing the office at treasurer@yellowstonecountymt.gov.

A handwritten signature in blue ink that reads "Hank Peters".

Hank Peters

Yellowstone County Treasurer