

Yellowstone County Sheriff's Office
PO Box 35018
Billings MT 59107-5018
#23002030

**MONTANA THIRTEENTH JUDICIAL DISTRICT
YELLOWSTONE COUNTY**

Freedom Mortgage Corporation,

Plaintiff,

v.

Unknown Heirs and Devisees of Edward H James; Edward H James, Deceased; Unknown Heirs and Devisees of Cheerl A James; Cheerl A James, Deceased; Bradley James; Laurie James; Theresa "Tammy" Rusnock; Shawn James; and all other persons unknown claiming or who might claim any right, title, estate or interest in or lien or encumbrance upon the real and personal property described in the complaint for foreclosure adverse to plaintiff's ownership or any cloud upon plaintiff's title thereto, whether such claim or possible claim be present or contingent,

Defendants.

NOTICE OF SHERIFF'S SALE

Case No.: DV-56-2022-0000576-FO

Under and by virtue of a Writ of Special Execution issued in the above-entitled action on June 30, 2023, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:


Lots 16 and 17, Block 17, of the LAUREL REALTY SECOND SUBDIVISION, in the City of Laurel, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 6209.

Commonly known as: 418 E 5th St, Laurel, MT 59044

Notice is hereby given that on **October 3, 2023 at 10:00 AM** in the lobby near the front steps of the Yellowstone County Courthouse at 217 N 27th St., Billings, MT 59101 the above-described property will be sold to the highest bidder to satisfy Plaintiff's judgment, with interest and costs.

Date: July 26, 2023.

MIKE LINDER
Sheriff of Yellowstone County
State of Montana

By: 

Patrick Egan, Civil Officer #3247

****WE STRONGLY RECOMMEND ANYONE INTERESTED IN BIDDING ON ANY
PROPERTY NOTICED FOR SALE RESEARCH THE OWNERSHIP OF THE PROPERTY
THOROUGHLY PRIOR TO BIDDING****

Hillary R McCormack, MT Bar #44203375/Brigham J Lundberg, MT Bar #44201933/Lewis N Stoddard, MT Bar # 60723896
HALLIDAY WATKINS & MANN, P.C. 376 East 400 South, Suite 300 / Salt Lake City, UT 84111
Phone: 801-355-2886 / Fax: 801-328-9714 / Attorneys for the Plaintiff / lewis@hwmlawfirm.com / HWM File #MT21235