

Yellowstone County Sheriff's Office  
PO Box 35018  
Billings MT 59107-5018  
#24000806

**MONTANA THIRTEENTH JUDICIAL DISTRICT  
YELLOWSTONE COUNTY**

US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust,

Plaintiff,

V.

Unknown Heirs and Devisees of Mary Ruth Sandefur; Mary Ruth Sandefur, deceased; David A Sandefur; Daniel O Sandefur; Samantha K Sandefur; State of Montana, Department of Revenue; Capital One Bank (USA), NA; RSS WFCM2013-LC12-MT RO, LLC; 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 forecosure 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-56-2022-0000158-FO

Under and by virtue of a Writ of Special Execution issued in the above-entitled action on February 09, 2024, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:

Lot 21 and the West Half of Lot 20, in Clock 30, of SUBURBAN HOMES ADDITION, in the City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said County, under Document NO. 51978.

Excepting therefrom that part of said Lot 21 which is described as follows:

Beginning at the Northwest Corner of said Lot 21, thence East along the North line of said Lot a distance of 2 feet; thence South at right angles and parallel with the West line of said Lot; thence north along the West line of said Lot a distance of 40 feet to the point of beginning.

More Correctly Described As:

Lot 21 and the West Half of Lot 20, in Block 30, of SUBURBAN HOMES ADDITION, in the City of Billings, Yellowstone County, Montana, according to the official plat

thereof on file and of record in the office of the Clerk and Recorder of said County, under Document No. 51978.

Excepting therefrom that part of said Lot 21 which is described as follows:

Beginning at the Northwest Corner of said Lot 21, thence East along the North line of said Lot a distance of 2 feet; thence South at right angles and parallel with the West line of said Lot a distance of 40 feet; thence West at right angles a distance of 2 feet to the West line of said Lot; thence North along the West line of said Lot a distance of 40 feet to the point of beginning.

Commonly known as 441 Wyoming Avenue, Billings, MT 59101.

Notice is hereby given that on **May 8, 2024 at 10:30 AM** in the lobby near the front steps of the Yellowstone County Courthouse at 217 N 27<sup>th</sup> 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: March 13, 2024.

MIKE LINDER

Sheriff of Yellowstone County

State of Montana

By: 

Rich Hurlocker, Civil Officer #3295

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

Lewis N Stoddard, MT Bar # 60723896

HALLIDAY WATKINS & MANN, P.C. 300 W Main Street, Suite 150 /Boise ID 83702

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