

NOTICE OF TAX DEED AUCTION



Notice is hereby given that on October 16, 2024, the Yellowstone County Treasurer will hold a public auction at 2:00 p.m., in the Courthouse Building, First Floor, Treasurer's Office, Room 108, 217 North 27th Street, Billings, Montana. At the auction the Treasurer will sell the real property with the following legal description to satisfy delinquent taxes:

Lots 17 and 18, Block 224, Billings Original Townsite, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder under Document No. 16312, commonly known as 707 South 33rd Street, Billings, Montana 59101.

The minimum opening bid for the property shall be \$83,993.93. 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 and any amounts included in the opening bid and not already paid, including filing fees, tax deed fees, and one-half of the most recent assessed value of the land and of the dwelling (the deposit would be \$76,373.50). If the lienholder is not the winning bidder, the deposit must be 5% of the winning bid (at least \$4,199.70 based on the opening bid). All bidders shall register in advance of the auction with registration beginning at 1:00 p.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 real property is to be sold at auction for delinquent taxes pursuant to a tax lien currently held by Guardian Tax MT, LLC. Further information can be provided by contacting the Yellowstone County Treasurer's Office located at 217 North 27th Street, Room 108, Billings, Montana 59101, by calling 406-256-2807, or by emailing treasurer@yellowstonecountymt.gov.

A handwritten signature in blue ink, appearing to read "Marci Shafer".

Marci Shafer
Yellowstone County Treasurer