

Yellowstone County Sheriff's Office
PO Box 35018
Billings MT 59107-5018
#25002277

**MONTANA THIRTEENTH JUDICIAL DISTRICT
YELLOWSTONE COUNTY**

Wells Fargo Bank, N.A.,

Plaintiff,

v.

Dick L. Dede, Jr.; Sharon D. Dede; United
States of America, by and through the
Secretary of Housing and Urban Development;
and Unknown Parties in possession of or with
an interest in the real property commonly
known as:

135 S Santa Fe Drive, Billings, MT 59102-
5763,

Defendants.

NOTICE OF SHERIFF'S SALE

Case No.: DV-56-2023-0001054-FO

TO BE SOLD AT SHERIFF'S SALE on the 8th day of October, 2025, at 11:00 a.m:

Under and by virtue of a Writ of Special Execution issued in the above-entitled action on June 5, 2025, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:

All that certain Parcel of Land with the buildings and improvements thereon, situate, lying and being in Yellowstone County, State of Montana, being more particularly described as follows:

That parts of Lot 15 and 16 more particularly described as follows: Beginning at the SW corner of Lot 15; thence along a curve to the right with a radius of 580.0, a distance of 45.71 feet, to a point on said curve that is 15.0 from the Easterly Lot line of Lot 15; thence North 23 degrees 26' East a distance of 110.0 along a line that is parallel to and a distance of 15.0 from the Easterly lot line of Lot 15; thence along a curve to the left with a radius of 690.0 a distance of 57.23 feet, to the NW corner of Lot 15; thence continuing along said curve to a point on a line that is 17.71 from the Westerly lot line of Lot 15; thence South 17 degrees 36' West a distance of 110.0 along a line that is parallel to and a distance of 17.71 from Westerly lot line of Lot 15; thence along a curve to the right with a radius of 580.0 a distance of 17.71 feet, to the point of beginning, Block 7, of Central Heights Subdivision, Fourth Filing, in

the City of Billings, Yellowstone County, Montana, according to the Official Plat on file in the Office of the Clerk and Recorder of said County under Document No. 555691.

Being the same property conveyed to Sharon D. Dede and Dick L. Dede, Jr., wife and husband, as joint tenants with right of survivorship, and not as tenants in common by Deed from Sharon D. Dede f/k/a Sharon D. Grant recorded 09/19/2007 in instrument No. 3438788, in the office of the County Clerk and Recorder of Yellowstone County, Montana.

More correctly described as:

All that certain Parcel of Land with the buildings and improvements thereon, situate, lying and being in Yellowstone

County, State of Montana, being more particularly described as follows:

That parts of Lot 15 and 16 more particularly described as follows:

Beginning at the SW corner of Lot 15; thence along a curve to the right with a radius of 580.0, a distance of 45.71 feet, to a point on said curve that is 15.0 from the Easterly Lot line of Lot 15; thence North 23 degrees 26' East a distance of 110.0 along a line that is parallel to and a distance of 15.0 from the Easterly lot line of Lot 15; thence along a curve to the left with a radius of 690.0 a distance of 57.23 feet, to the NW corner of Lot 15; thence continuing along said curve to a point on a line that is 17.71 from the Westerly lot line of Lot 15; thence South 17 degrees 36' West a distance of 110.0 along a line that is parallel to and a distance of 17.71 from Westerly lot line of Lot 15; thence along a curve to the right with a radius of 580.0 a distance of 17.71 feet, to the point of beginning, Block 7, of Central Heights Subdivision, Fourth Filing, in the City of Billings, Yellowstone County, Montana, according to the Official Plat on file in the Office of the Clerk and Recorder of said County under Document No. 555691.

With a property address of: 135 S Santa Fe Drive, Billings, MT 59102-5763

Notice is hereby given that on October 8, 2025, at 11:00 a.m., in the lobby near the front steps of the Yellowstone County Courthouse at 217 N. 27th Street, Billings, MT 59101, the above-described property will be sold to the highest bidder to satisfy Plaintiff's judgment, with interest and costs.

DATED this 4th day of September, 2025.

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

Phone: 801-355-2886 / Fax: 801-328-9714 / Attorney for the Plaintiff / lewis@hwmlawfirm.com / HWM File # MT-21761