

Yellowstone County Sheriff's Office
PO Box 35018
Billings MT 59107-5018
#26002126

**MONTANA THIRTEENTH JUDICIAL DISTRICT
YELLOWSTONE COUNTY**

Umpqua Bank,

Plaintiff,

v.

Carson Kiele; Amanda Sanders; 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:

20 Sunset Dr, Billings MT 59105,

Defendants.

NOTICE OF SHERIFF'S SALE

Case No.: DV-56-2025-0001106-FO

TO BE SOLD AT SHERIFF'S SALE:

Under and by virtue of a Writ of Special Execution issued in the above-entitled action on June 09, 2026, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:

Lot 10, Block 3, of Summerhill Subdivision, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, under Document #1037748.

With a property address of: 20 Sunset Dr, Billings MT 59105.

Notice is hereby given that on **September 23, 2026, at 1:00 PM**, 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.

Date: August 18, 2026.

KENT O'DONNELL
Interim Sheriff of Yellowstone County
State of Montana

By: 
Dylan Benton, Civil Officer #3296

****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-22271