



YELLOWSTONE COUNTY NOTICE OF TRUSTEE SALE REPORT

Date Range: 2022-12-09 to 2023-02-28

Notice of Trustee Sale & Deed of Trust	Recording Date	Property Address	Loan Information	Sale Date/Time
4041404 Original Deed of Trust: 3776561 Borrowers: FOREST R RUSH and BOBBIE J RUSH Lender: VALLEY FEDERAL CREDIT UNION	02/27/2023 05/11/2016	3116 Smokey Lane Billings, MT 59102	Principal Balance: \$281,299.26 Original Loan Amount: \$288,000.00	July 10, 2023 at 11:00AM
4041459 Original Deed of Trust: 3809622 Borrowers: KATHLEEN A SCOLLARD and ROBERT A SCOLLARD Lender: MANN MORTGAGE LLC	02/27/2023 03/29/2017	3306 Duck Creek Rd. Billings, MT 59101	Principal Balance: \$214,653.82 Original Loan Amount: \$427,500.00	July 19, 2023 at 11:00AM
4041466 Original Deed of Trust: 3387352 Borrowers: CHRISTOPHER M RATKA and TAMMERA L RATKA Lender: GMAC MORTGAGE CORP	02/27/2023 08/01/2006	1936 Bannack Drive Billings, MT 59105	Principal Balance: \$147,209.50 Original Loan Amount: \$168,358.00	July 12, 2023 at 11:00AM
4041467 Original Deed of Trust: 3822088 Borrowers: R MARCHER Lender: STOCKMAN BANK	02/27/2023 08/04/2017	110 Double Tree Place Billings, MT 59106	Principal Balance: \$381,749.87 Original Loan Amount: \$306,500.00	July 10, 2023 at 11:00AM
4041487 Original Deed of Trust: 3758838 Borrowers: MICHELLE SEWELL Lender: ROCKY MOUNTAIN BANK	02/27/2023 10/27/2015	645 Broadwater Ave. Billings, MT 59101	Principal Balance: \$119,314.39 Original Loan Amount: \$126,000.00	July 10, 2023 at 11:00AM

4041091 Original Deed of Trust: 3242461 Correction: 3917189 Borrowers: 02/22/2023 TERRY ANN GOFF Lender: 07/23/2003 WELLS FARGO HOME MORTGAGE INC 04/16/2020		678 Brookwood Dr. Billings, MT 59101	Principal Balance: \$55,232.63 Original Loan Amount: \$75,119.00	July 14, 2023 at 11:00AM
4041034 Original Deed of Trust: 3282939 Borrowers: LISA C BAKER Lender: 02/21/2023 STOCKMAN BANK OF MONTANA 04/12/2004		4334 Stone Street Billings, MT 59101	Principal Balance: \$78,913.16 Original Loan Amount: \$97,389.00	July 6, 2023 at 1:30PM
4041087 Original Deed of Trust: 3903049 Borrowers: ALICE M REILLY Lender: 02/21/2023 LOANDEPOT. COM LLC 11/19/2019		1760 Tanner Ln Billings, MT 59102	Principal Balance: \$193,074.08 Original Loan Amount: \$223,850.00	July 10, 2023 at 11:00AM
4041088 Original Deed of Trust: 3902124 Borrowers: DERRICK CLEMMER and TONYA L CLEMMER Lender: 02/21/2023 CORNERSTONE HOME LENDING INC 11/07/2019		1616 Dogwood Dr. Billings, MT 59105	Principal Balance: \$270,275.14 Original Loan Amount: \$229,761.00	July 14, 2023 at 11:00AM
4040920 Original Deed of Trust: 3607084 Borrowers: SHANNON J FOLTZ Lender: 02/17/2023 WESTERN SECURITY BANK 12/02/2011		1810 Belvedere Dr. Billings, MT 59102	Principal Balance: \$141,230.00 Original Loan Amount: \$155,944.00	June 26, 2023 at 11:00AM
4040794 Original Deed of Trust: 3646844 Borrowers: CAROL M JOHNSON aka CAROL MARIE JOHNSON Lender: 02/16/2023 STOCKMAN BANK OF MONTANA 11/20/2012		1635 Quarter Horse Ln. Billings, MT 59105	Principal Balance: \$80,776.20 Original Loan Amount: \$95,000.00	July 12, 2023 at 11:00AM
4040825 Original Deed of Trust: 3769957 Rerecorded: 3785017 Rerecorded: 3792450 Borrowers: CHRISTOPHER KELLEY FITZ Lender: 02/16/2023 BROKER SOLUTIONS INC dba NEW AMERICAN FUNDING 08/03/2016 10/11/2016		1017 Picador Way Billings, MT 59105	Principal Balance: \$181,963.69 Original Loan Amount: \$198,603.00	June 29, 2023 at 11:00AM

4040690 Original Deed of Trust: 3169532 Borrowers: NICK T TOOLE Lender: AURORA LOAN SERVICES INC	2/15/2023 03/22/2002	2311 12th Avenue North Billings, MT 59101	Principal Balance: \$45,396.28 Original Loan Amount: \$44,180.00	June 26, 2023 at 11:00AM
4040610 Original Deed of Trust: 3829419 Borrowers: JEREMY D BRENNAN and NICOLE BRENNAN Lender: FIRST INTERSTATE BANK	2/14/2023 10/04/2017	15615 Well House Rd. Shepherd, MT 59079	Principal Balance: \$270,730.24 Original Loan Amount: \$259,928.00	June 26, 2023 at 11:00AM
4040379 Original Deed of Trust: 3868008 Borrowers: PAULA A PASBRIG Lender: FLAGSTAR BANK FSB	2/09/2023 11/13/2018	1109 7th Ave. Laurel, MT 59044	Principal Balance: \$220,653.47 Original Loan Amount: \$188,178.00	June 30, 2023 at 11:00AM
4040388 Original Deed of Trust: 3870072 Borrowers: GILBERT D PROPP Lender: QUICKEN LOANS INC	2/09/2023 12/06/2018	3935 3rd Ave South Billings, MT 59101	Principal Balance: \$102,928.25 Original Loan Amount: \$90,000.00	June 26, 2023 at 11:00AM
4040314 Original Deed of Trust: 3565167 Borrowers: WILLIAM THOMAS WILLIS Lender: STOCKMAN BANK OF MONTANA	2/08/2023 10/05/2010	274 Prospectors Lane Billings, MT 59105	Principal Balance: \$100,075.19 Original Loan Amount: \$111,200.00	June 30, 2023 at 11:00AM
4040113 Original Deed of Trust: 3858810 Borrowers: JEREMIAH MCGEE Lender: FIRST INTERSTATE BANK	2/06/2023 08/16/2018	1312 Florian Ave. Huntley, MT 59037	Principal Balance: \$296,223.00 Original Loan Amount: \$296,000.00	June 28, 2023 at 11:00AM
4040114 Original Deed of Trust: 3714583 Borrowers: ASHLEY KERR and JUSTIN KERR Lender: US BANK NA	2/06/2023 08/14/2014	4779 Sanctuary Trl Billings, MT 59101	Principal Balance: \$191,535.75 Original Loan Amount: \$166,704.00	June 26, 2023 at 11:00AM

4039982 Original Deed of Trust: 3396707 Borrowers: ROBERT S FAIN JR and SANDRA T FAIN Lender: WELLS FARGO BANK NA	2/06/2023 10/13/2006	2917 Ramada Dr. Billings, MT 59102	Principal Balance: \$163,267.32 Original Loan Amount: \$150,000.00	June 21, 2023 at 11:00AM
4039855 Deed of Trust: 3824328 Borrowers: ELIZABETH D ESPINOSA and THOMAS ESPINOSA Lender: FLANAGAN STATE BANK	2/02/2023 08/18/2017	1029 7th Ave. Laurel, MT 59044	Principal Balance: \$174,672.39 Original Loan Amount: \$177,777.00	June 26, 2023 at 11:00AM
4039700 Deed of Trust: 3782213 Borrowers: STEPHANIE JOHNSON and EVAN M JOHNSON Lender: STOCKMAN BANK OF MONTANA	2/01/2023 07/08/2016	151 3rd Street North Huntley, MT 59037	Principal Balance: \$350,634.14 Original Loan Amount: \$300,000.00	June 2, 2023 at 9:30AM
4039679 Deed of Trust: 3764220 Borrower: MICHAEL A ROGERS Lender: PREMIER HOME MORTGAGE INC	01/31/2023 12/21/2015	3511 Granger Ave West Billings, MT 59102	Principal Balance: \$175,367.17 Original Loan Amount: \$201,286.00	June 16, 2023 at 11:00AM
4039591 Deed of Trust: 3828908 Borrower: BRITTANY POLKOW and LOGAN POLKOW Lender: FIRST INTERSTATE BANK	01/31/2023 10/02/2017	67 Antelope Trl W Billings, MT 59105	Principal Balance: \$201,352.97 Original Loan Amount: \$216,015.00	June 26, 2023 at 11:00AM
4039592 Deed of Trust: 3814309 Borrower: CHRISTINA BOCHY Lender: FIRST INTERSTATE BANK	01/30/2023 05/19/2017	736 Cross St. Billings, MT 59105	Principal Balance: \$180,295.57 Original Loan Amount: \$153,917.00	June 12, 2023 at 11:00AM
4039401 Deed of Trust: 3975528 Borrower: JESSICA K ANDERSON and TRAVIS ANDERSON Lender: MANN MORTGAGE LLC	01/26/2023 06/09/2021	216 3rd Ave Laurel, MT 59044	Principal Balance: \$254,794.35 Original Loan Amount: \$252,525.00	June 12, 2023 at 11:00AM

4039256 Deed of Trust: 3959100 Borrower: BRANDON COMESLAST Lender: LOW VA RATES LLC	01/26/2023 02/08/2021	213 S. 31st St. Billings, MT 59101	Principal Balance: \$123,673.31 Original Loan Amount: \$116,374.00	June 12, 2023 at 11:00AM
4039192 Deed of Trust: 3834131 Borrower: DEVEN MCCARTHY Lender: FAIRWAY INDEPENDENT MORTGAGE CORP	01/23/2023 11/20/2017	204 7th Ave. Laurel, MT 59044	Principal Balance: \$168,295.56 Original Loan Amount: \$178,787.00	May 30, 2023 at 11:00AM
4039021 Deed of Trust: 3364490 Borrower: JESSE KENNETH BODEKER Lender: YELLOWSTONE BANK	01/19/2023 01/20/2006	204 7th Ave. Laurel, MT 59044	Principal Balance: \$N/A Original Loan Amount: \$10,950.00	February 23, 2023 at 11:00AM
4038949 Deed of Trust: 3907033 Borrower: CAROLYN J MILLER and GERALD L MILLER Lender: CHERRY CREEK MORTGAGE CO INC	01/18/2023 12/30/2019	5925 Rainbow Ridge Rd. Billings, MT 59101	Principal Balance: \$279,907.63 Original Loan Amount: \$662,250.00	May 31, 2023 at 11:00AM
4038962 Deed of Trust: 3736562 Borrower: DOUGLAS E RICKER Lender: ONE REVERSE MORTGAGE LLC	01/18/2023 04/09/2015	2825 Sterling St. Billings, MT 59101	Principal Balance: \$143,641.03 Original Loan Amount: \$265,500.00	May 31, 2023 at 11:00AM
4038976 Deed of Trust: 3777644 Borrower: KATIE M KELLER and JEFFREY A KELLER Lender: BILLINGS FEDERAL CREDIT UNION	01/18/2023 05/20/2016	203 3rd Ave. Laurel MT 59044	Principal Balance: \$107,448.82 Original Loan Amount: \$122,500.00	June 8, 2023 at 11:15AM
4038898 Deed of Trust: 3733945 Borrower: MICHAEL JOHN BURNS Lender: BILLINGS FEDERAL CREDIT UNION	01/17/2023 03/13/2015	1327 Panners Pl Billings, MT 59105	Principal Balance: \$53,710.97 Original Loan Amount: \$64,000.00	May 31, 2023 at 1:00PM

4038609 Deed of Trust: 3972434 AUSTIN BERSCHIED Lender: LENDUS LLC	Borrower: 01/12/2023 05/14/2021	 3175 Solar Blvd Unit 6 Billings, MT 59102	Principal Balance: \$170,000.00 Original Loan Amount: \$170,000.00	May 30, 2023 at 11:00AM
4038678 Deed of Trust: 3503054 JESSE J HARRIS Lender: SUNTRUST MORTGAGE INC	Borrower: 01/12/2023 04/14/2009	 3957 Cambridge Dr. Billings, MT 59101	Principal Balance: \$65,665.43 Original Loan Amount: \$62,400.00	May 30, 2023 at 11:00AM
4038688 Deed of Trust: 3549779 ROGER A NELSON Lender: ONE REVERSE MORTGAGE LLC	Borrower: 01/12/2023 05/18/2010	 1845 North Mariposa Lane Billings, MT 59102	Principal Balance: \$333,676.38 Original Loan Amount: \$330,000.00	May 30, 2023 at 11:00AM
4038607 Deed of Trust: 3306818 MICHEAL DAVID CRANE Lender: WELLS FARGO BANK NA	Borrower: 01/11/2023 10/01/2004	 847 Krumheuer Dr. Billings, MT 59101	Principal Balance: \$106,146.67 Original Loan Amount: \$112,000.00	May 31, 2023 at 11:00AM
4038193 Deed of Trust: 3405917 Correction: 3917366 SHAWN R PALMER Lender: AMERICA WHOLESAL LENDER	Borrower: 01/05/2023 12/29/2006 04/17/2020	 3418 Flagstone Dr. Billings, MT 59102	Principal Balance: \$413,136.72 Original Loan Amount: \$194,000.00	May 15, 2023 at 11:00AM
4037819 Deed of Trust: 3994221 LELAND CRAWFORD Lender: AMERICAN FINANCIAL RESOURCES INC	Borrower: 12/29/2022 10/19/2021	 1103 Central Ave. Billings, MT 59102	Principal Balance: \$200,240.34 Original Loan Amount: \$189,255.00	May 15, 2023 at 11:00AM
4037860 Deed of Trust: 3804252 3988732 MELVIN WEASELBOY JR Lender: LENDING CORP	Correction: Borrower: UNIVERSAL 01/30/2017 09/03/2021	 605 Calhoun Lane Billings, MT 59101	Principal Balance: \$251,963.82 Original Loan Amount: \$196,278.00	May 5, 2023 at 11:00AM

4037707 Deed of Trust: 3958965 Borrower: JEROMEY T STRECKER and KIRSTIN HADDENHORST Lender: CORNERSTONE HOME LENDING INC	12/28/2022 02/05/2021	1120 Palomino Pl Billings, MT 59101	Principal Balance: \$248,700.76 Original Loan Amount: \$252,345.00	May 15, 2023 at 11:00AM
4037669 Deed of Trust: 3778263 Borrower: JON M STARKWEATHER and LYNN A STARKWEATHER Lender: QUICKEN LOANS INC	12/27/2022 05/26/2016	7501 Lena Kay Dr. Shepherd MT 59079	Principal Balance: \$251,040.10 Original Loan Amount: \$275,793.00	May 15, 2023 at 11:00AM
4037316 Deed of Trust: 3801548 Borrower: MARTY L EWELL Lender: QUICKEN LOANS INC	12/21/2022 01/05/2017	944 Saddle Ln. Billings, MT 59101	Principal Balance: \$176,557.03 Original Loan Amount: \$164,326.00	May 1, 2023 at 11:00AM
4037317 Deed of Trust: 3470200 Borrower: SANDRA J WAGNER Lender: GREENLIGHT FINANCIAL SERVICES	12/21/2022 06/23/2008	3236 Robindale Dr. Billings, MT 59101	Principal Balance: \$179,560.48 Original Loan Amount: \$265,500.00	May 11, 2023 at 11:00AM
4037235 Deed of Trust: 3694786 Borrower: APRIL C VEACH FLAGSTAR BANK FSB	Lender: 12/20/2022 01/06/2014	332 Phyllis Cir E Billings, MT 59102	Principal Balance: \$122,012.16 Original Loan Amount: \$139,906.00	May 5, 2023 at 11:00AM
4037305 Deed of Trust: 3337501 Borrower: TERRI LAWRENCE and LEONARD SLEMP Lender: ARGENT MORTGAGE COMPANY LLC	12/20/2022 06/22/2005	928 and 928 1/2 Howard Ave. Billings, MT 59101	Principal Balance: \$194,548.62 Original Loan Amount: \$157,500.00	May 1, 2023 at 11:00AM
4037218 Deed of Trust: 3665523 Borrower: TAMMY S VAN BEMMEL Lender: GUILD MORTGAGE COMPANY	12/19/2022 04/25/2013	417 Byrd St. Billings, MT 59101	Principal Balance: \$72,281.23 Original Loan Amount: \$106,837.00	May 1, 2023 at 11:00AM

4037021 Deed of Trust: 3915083 Borrower: LUKE M DOVEL and CARLA L SAUNDERS Lender: 12/16/2022 FIRST FEDERAL BANK AND TRUST 03/24/2020		2310 Acadia Cir Billings, MT 59105	Principal Balance: \$255,742.12 Original Loan Amount: \$233,835.00	May 3, 2023 at 1:30PM
4037025 Deed of Trust: 3689554 Borrower: JENNIFER L BRYAN Lender: 12/16/2022 STOCKMAN BANK OF MONTANA 11/06/2013		3610 Silver Buckle Dr. Billings, MT 59101	Principal Balance: \$135,561.60 Original Loan Amount: \$157,003.00	May 2, 2023 at 1:30PM
4036874 Deed of Trust: 3671157 Borrower: CHARLES J YOCKUM Lender: 12/14/2022 ROCKY MOUNTAIN BANK 06/12/2013		3954 HWY 312 Billings, MT 59105	Principal Balance: \$420,444.16 Original Loan Amount: \$2,760,000.00	April 25, 2032 at 10:00AM