



YELLOWSTONE COUNTY NOTICE OF TRUSTEE SALE REPORT  
2023-06-01 to 2023-06-30

Notice of Trustee Sale & Deed of Trust	Recording Date	Property Address	Loan Information	Sale Date/Time
4050566 Original Deed of Trust: 3741028 Borrowers: MATTHEW M FERKOVICH Lender: SPECIALIZED LOAN SERVICING LLC	06/30/2023 05/26/2015	1823 Belvedere Dr. Billings, MT 59102	Principal Balance: \$129,419.56 Original Loan Amount: \$125,001.00	November 13, 2023 at 11:00AM
4050621 Original Deed of Trust: 3714583 Borrowers: ASHLEY KERR and JUSTIN KERR Lender: US BANK NA	06/30/2023 08/14/2014	4779 Sanctuary Trl Billings, MT 59101	Principal Balance: \$197,465.39 Original Loan Amount: \$166,704.00	November 13, 2023 at 11:00AM
4050658 Original Deed of Trust: 3170197 Borrowers: JUAN M FLORES and SHELLY J BROWN Lender: INTERMOUNTAIN MORTGAGE CO INC	06/30/2023 03/27/2002	1347 Avenue F Billings, MT 59102	Principal Balance: \$64,289.16 Original Loan Amount: \$100,401.00	November 8, 2023 at 10:00AM
4050743 Original Deed of Trust: 3832773 Borrowers: NICK S SMITHSON and JACLYN SMITHSON Lender: BILLINGS FEDERAL CREDIT UNION	06/30/2023 11/07/2017	144 Peony Dr. Billings, MT 59102	Principal Balance: \$10,689.70 Original Loan Amount: \$13,000.00	November 30, 2023 at 11:00AM
4050361 Original Deed of Trust: 3514631 Borrowers: DANA JEFFERSON Lender: WELLS FARGO BANK NA	06/28/2023 07/02/2009	320 Russell Drive Billings, MT 59102	Principal Balance: \$103,608.67 Original Loan Amount: \$139,329.00	November 13, 2023 at 11:00AM
4050036 Original Deed of Trust: 3896815 Borrowers: TAN CAN and SHAYLIN L. MERCIER Lender: CARDINAL FINANCIAL CO	06/28/2023 09/19/2019	424 Elm Ave. Laurel, MT 59044	Principal Balance: \$157,909.09 Original Loan Amount: \$157,100.00	November 13, 2023 at 11:00AM

4049754 Original Deed of Trust: 3391323 Borrowers: CARLOS P BUTLER JR and MICHELLE E HENDERSON Lender: WELLS FARGO BANK NA	06/21/2023 08/31/2006	2485 Samantha Lane Billings, MT 59101	Principal Balance: \$51,212.31 Original Loan Amount: \$137,750.00	November 13, 2023 at 11:00AM
4049755 Original Deed of Trust: 3133955 Borrowers: JOAN M BOURBEAU Lender: WASHINGTON MUTUAL HOME LOANS INC	06/21/2023 06/18/2001	1310 Valley Forge St. Billings, MT 59105	Principal Balance: \$85,740.52 Original Loan Amount: \$84,245.00	November 13, 2023 at 11:00AM
4049756 Original Deed of Trust: 3991963 Borrowers: VINCENT R. SWEATT Lender: MORTGAGE RESEARCH CENTER, LLC dba VETERANS UNITED HOME LOANS	06/21/2023 09/30/2021	3545 Fleetwood Cir Billings, MT 59101	Principal Balance: \$236,760.36 Original Loan Amount: \$219,352.00	November 17, 2023 at 11:00AM
4049464 Original Deed of Trust: 3864213 Borrowers: DEREK A SUNDAY Lender: NATIONSTAR MORTGAGE LLC	06/16/2023 10/02/2018	3254 Granger Ave E Apt K4 Billings MT 59102	Principal Balance: \$138,463.08 Original Loan Amount: \$142,274.00	November 6, 2023 at 11:00AM
4049465 Original Deed of Trust: 3461762 Borrowers: GREGG S BARRIGAN and TANA J PEASE Lender: CITIMORTGAGE INC	06/16/2023 03/02/2022	908 Anchor Ave. Billings, MT 59105	Principal Balance: \$133,293.50 Original Loan Amount: \$157,784.00	October 30, 2023 at 11:00AM
4049474 Original Deed of Trust: 3788583 Borrowers: JACKIE L ROBBINS Lender: AMERICAN FINANCIAL NETWORK INC	06/16/2023 09/07/2016	822 N. 18th Street Billings, MT 59101	Principal Balance: \$91,787.22 Original Loan Amount: \$95,733.00	November 13, 2023 at 11:00AM
4049214 Original Deed of Trust: 3350583 Borrowers: CATHLEEN L ARTHUN and ERICK M ARTHUN Lender: NATIONSTAR MORTGAGE LLC	06/13/2023 09/29/2005	642 Avenue F. Billings, MT 59102	Principal Balance: \$115,013.930 Original Loan Amount: \$119,636.00	October 24, 2023 at 11:00AM

4049215 Original Deed of Trust: 3837598 Borrowers: BOBBI J STEVENS and JOSHUA H STEVENS Lender: LOANCARE LLC	06/13/2023 01/02/2018	121 Peritse Ave. Huntley, MT 59037	Principal Balance: \$155,922.73 Original Loan Amount: \$112,000.00	October 30, 2023 at 11:00AM
4049220 Original Deed of Trust: 3623810 Borrowers: JERAMIE D. ARTHUR and JOANN ARTHUR Lender: FREEDOM MORTGAGE CORP	06/13/2023 05/15/2012	449 Declaration Ave. Billings, MT 59105	Principal Balance: \$88,394.83 Original Loan Amount: \$112,373.00	October 30, 2023 at 11:00AM
4049089 Original Deed of Trust: 3879532 Borrowers: REBECCA A HUDSON Lender: LAKEVIEW LOAN SERVICING LLC	06/12/2023 04/03/2019	1548 Lewis Ave. Billings, MT 59102	Principal Balance: \$202,263.85 Original Loan Amount: \$175,818.00	October 27, 2023 at 11:00AM