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MONTANA THIRTEENTH JUDICIAL DISTRICT COURT, YELLOWSTONE COUNTY

GMAC Mortgage, LLC,)	
)	
Plaintiff,)	Cause No. DV-13-0564
)	
v.)	<u>NOTICE OF SALE</u>
)	
Melvin E. Watkins; Donna R. Watkins;)	
American General Finance,)	
)	
Defendants.)	

TO BE SOLD AT SHERIFF'S SALE:

Notice is hereby given that by virtue of an amended judgment of foreclosure by the District Court of the Thirteenth Judicial District in and for the County of Yellowstone and State of Montana, and entered and docketed in the Office of the Clerk of said Court on April 17, 2014, in an action wherein GMAC Mortgage, LLC was Plaintiff and Melvin E. Watkins; Donna R. Watkins; and American General Finance were Defendants, in favor of Plaintiff and against the Defendants for the sum of \$200,070.33, plus interest at the per diem rate of \$16.80 on the unpaid balance from and after February 28, 2014, said amended judgment being assigned to **Bayview Loan Servicing, LLC, a Delaware Limited Liability Company** and on file with this Court, which amended judgment and decree and Assignment of Judgment, among other things, direct the sale by me of the real property hereinafter described, to satisfy the amount of said judgment, with interest thereon and the costs and expenses of such sale, or so much thereof as the proceeds of said sale will satisfy; and by virtue of a

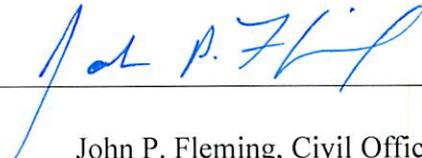
writ issued to me out of the office of the Clerk of said Court, I, Mike Linder, Sheriff of Yellowstone County, Montana, will sell the property described in the Judgment to the highest bidder for cash or credit bid at public auction at the lobby the Courthouse in the City of Billings in the County of Yellowstone, and State of Montana, on the 24th day of March, 2016 at the hour of 12:30 o'clock P.M., to satisfy the amount due, with interest thereon, and the costs and expenses of such sale, or so much thereof as the proceeds of such sale will satisfy. The property to be sold at this Sheriff's Sale is situated in the County of Yellowstone, and State of Montana, and described as follows:

Real property situated in Yellowstone County, Montana, to-wit: That part of Lot 6 Steffanich Subdivision described as Tract A of Certificates of Survey No. 394, Plat of Subdivision of Lots 6 and 7, of Steffanich 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 said County, under Document No. 476049
For informational purposes only: the APN is shown by the County Assessor as CO 1432; source of title is Document No. 3265698 (recorded 11/26/03).

Physical location: 930 Steffanich Drive, Billings, MT 59105.

Dated this 1st day of March, 2016,

YELLOWSTONE COUNTY SHERIFF
MIKE LINDER

By: 
John P. Fleming, Civil Officer

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Attorney for the Plaintiff

(Published: _____).