

ORIGINAL

MONTANA THIRTEENTH JUDICIAL DISTRICT COURT
YELLOWSTONE COUNTY

CHARLES GRAVELEY,)
)
)
 Plaintiff,)
-vs-)
)
 PHILLIP G HOFER, SARA A HOFER,)
 HOFER PRODUCTIONS, HOFER RANCH))
 Defendants.)

Cause No.: DV 13-0269
Judge Donald Harris

NOTICE - EXECUTION SALE

TO BE SOLD AT SHERIFF'S SALE:

By virtue of a Writ of Execution dated February 26, 2020, directed and delivered to me as Sheriff of the County of Yellowstone and issued out of the District Court of the Thirteenth Judicial District, Yellowstone County, Montana, on a Judgment rendered in such Court on October 30, 2014, in favor of Charles Graveley, Plaintiff therein, and against Phillip G Hofer, Sara A Hofer, Hofer Productions and Hofer Ranch, Defendants therein, for the sum of \$58,761.83 and a partial satisfaction of Judgment reducing the balance of said Judgment as of February 27, 2015 to \$44,633.55 and interest on said amount increasing the amount owing on said Judgment to \$67,031.68 as of March 1, 2020. I have heretofore, on May 20, 2020 levied on all the right, title and interest of Defendants in and to the property as described in Exhibit "A" attached hereto and made a part thereof.

PUBLIC NOTICE IS HEREBY GIVEN that I, the undersigned, as Sheriff of Yellowstone County, Montana, will on the **23RD day of JUNE, 2020**, commencing at the hour of **9:30 o'clock A.M.**, at the Yellowstone County Courthouse, 217 N 27th St, Billings, Montana, sell at public auction to the highest bidder, for cash, all the right, title, and interest of said Defendants in and to the following real property described herein or so much thereof as may be necessary to raise sufficient money to satisfy such execution, together with the interest to the date of sale and all costs associated thereon, to-wit:

Judgment Debtors Phillip G Hofer's and Sara A Hofer's undivided 75 percent interest as tenants in common in real property situated in Yellowstone County owned by the Ronald and Janice Popelka 1995 Living Trust dated June 1, 1995, more particularly described as follows, to-wit:

SURFACE ONLY:

Township 2 North, Range 24 East, P.M.M.

Section 27: NW1/4, SE1/4, N1/2SW1/4, NE1/4 EXCEPTING therefrom Certificate of Survey No 3262

Section 28: NE1/4, NW1/4 EXCEPTING therefrom Certificate of Survey No. 3263

Section 30: NE1/4, SE1/4 EXCEPTING therefrom Certificate of Survey No. 3277

Township 3 North, Range 24 East, P.M.M.

Section 5: ALL

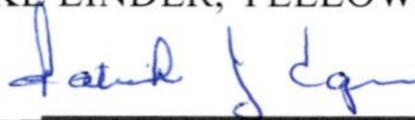
TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS, AND APPURTENANCES

Mineral Reservation. Reserving to the grantor, and to grantor's successors and assigns forever, all of the oil, gas, coal, Bentonite, and other minerals in, under, and upon and that may be produced from the lands herein described, together with the right of ingress and egress, and use and occupancy of the surface, at all times for the purpose of mining, drilling, exploring, operating and developing said lands for such oil, gas, coal, Bentonite, and other minerals, and storing processing, handling, transporting, and marketing the same therefrom, with the right to remove from said lands all property and improvements of grantor and grantor's successors and assigns.

NOTE: Property will be sold by public auction to the highest bidder. No guarantee as to condition of property.

DATED this 20th day of MAY, 2020.

MIKE LINDER, YELLOWSTONE COUNTY SHERIFF

By:  _____

Patrick Egan, Civil Officer #3247

COVID-19 Disclosure:

Sale information is available online at www.co.yellowstone.mt.gov/sheriff/sheriffsales . To obtain bid information and to be pre-approved contact the office before the sale date at 406-256-2959. Check the webpage for status updates and information on all sales. Only active participants or bidders are to attend sales; and we ask all sale attendees to minimize the time spent at the sale location, practice social distancing and wear masks as appropriate. If you are feeling ill or have any symptoms of illness, please remain at home. Thank you for your cooperation.