

# Classifieds

This newspaper will not knowingly accept any advertisement that is in violation of the law, though enforcement of the law is not our responsibility. Our readers are hereby informed that it is our belief that all employment in this newspaper is available on an equal opportunity basis. ERRORS: Please check your ad the first day it appears. The Three Forks Voice cannot be responsible for errors phone in ads. This applies to all advertisements in our newspaper. Advertisers should check the wording as read by the Three Forks Voice staff. The Three Forks Voice will rectify an error (not the fault of the advertiser) by republication of the advertisement in error. Errors continuing beyond the first publication shall be the responsibility of the advertiser. The Three Forks Voice reserves the right to classify, edit or refuse any advertisement. Our classified ad rate is \$8 for the first 25 words, with each word 10c thereafter. The classified display rate is \$7.50 per column inch.

## HELP WANTED

**Parkhaven Retirement in Manhattan is Now Hiring!!**  
Now Hiring Resident Assistants for Overnight Shift. Shifts are from 10pm-6:30am with \$2 differential. Many benefits and flexible scheduling available! Please apply in person or send resume to [info@parkhavenretirement.com](mailto:info@parkhavenretirement.com). **TFN w/c 38**



## HELP WANTED

**Tower Technician**  
Job Summary: Perform installation, general repair, and maintenance on communication sites. Sites include towers in excess of 500 feet, roof top locations, remote sites and urban area facilities. Responsibilities include, but are not limited to, general construction, tower maintenance, coaxial cabling and equipment operation. Essential Functions: Must have the physical ability and the willingness to climb towers in excess of 500 feet. Must be able to accommodate occasional out of town travel. Ability to lift over 70 Pounds. Work independently at given tasks. Pick-up/delivery of supplies, tools, equipment, components, etc., via company vehicle. Qualifications: Must be at least 18 years old, have a valid drivers license and a clean driving record. Must be able to pass pre-hire Drug Screen and random Drug Testing. Ability to climb heights up to and including 500 feet. Ability to read, comprehend, and carry out instructions. Ability to work independently under limited supervision. Great physical condition and stamina. Good communication and interpersonal skills. Organized with a strong attention to detail. Self-starter, team player, results oriented. Education and Experience: One year general construction, electrical, technical, or mechanical experience. High school diploma, GED, or equivalent work experience. Apply online @ [legacytowers.com](http://legacytowers.com). **tfn until August 2025**

**If you are reading this ad,** you can see that classified advertising **works!** Call/Text **406-223-4653** or Email [advertisingTFV@gmail.com](mailto:advertisingTFV@gmail.com).

## TIMESHARE

**Wesley Financial Group, LLC Timeshare Cancellation Experts**  
Over \$50,000,000 in timeshare debt and fees canceled in 2019. Get free informational package and learn how to get rid of your timeshare! Free consultations. Over 450 positive reviews. Call 888-584-8151

## WINE CLUB

Omaha Steaks Wines. 12 world class wines (and bonus gifts) for ONLY \$79.99 (plus s/h.) Save \$160! 12 new wine selections plus a FREE \$25 Omaha Steaks E-reward card every three months. Cancel anytime. 100% guarantee! Call 1-855-757-3052 and mention code AGJF002 or visit [www.GetOSWine.com/sip138](http://www.GetOSWine.com/sip138)

## STREAMING DIRECTV

**DIRECTV OVER INTERNET** - Get your favorite live TV, sports and local channels. 99% signal reliability! CHOICE Package, \$84.99/mo for 12 months. HBO Max and Premium Channels included for 3 mos (w/CHOICE Package or higher.) No annual contract, no hidden fees! Some restrictions apply. Call IVS 1-877-921-1556

## Reuse. Repurpose. Really Save!

What Shall I Do With My Old Classifieds? **SHOP THE CLASSIFIEDS!** Take a fresh look at the Classifieds, and save! **406-223-4653** or [advertisingTFV@gmail.com](mailto:advertisingTFV@gmail.com)

## WE BUY HOUSES

We Buy Houses for Cash AS IS! No repairs. No fuss. Any condition. Easy three step process: Call, get cash offer and get paid. Get your fair cash offer today by calling Liz Buys Houses: 1-855-885-4752

## WALK-IN TUBS

Safe Step. North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-866-551-3456

## MEDICAL SCREENING

Stroke and Cardiovascular disease are leading causes of death, according to the American Heart Association. Screenings can provide peace of mind or early detection! Contact Life Line Screening to schedule your screening. Special offer - 5 screenings for just \$149. Call 1-877-226-3582.

## BATH REMODEL

Jacuzzi Bath Remodel can install a new, custom bath or shower in as little as one day. For a limited time, waiving ALL installation costs! (Additional terms apply. Subject to change and vary by dealer. (Offer ends 3/30/25.) Call 1-866-256-0491

## SELL YOUR CAR

We buy 8,000 cars a week. Sell your old, busted or junk car with no hoops, haggles or headaches. Sell your car to Peddle. Easy three step process. Instant offer. Free pickup. Fast payment. Call 1-844-709-0345.

## FIBER INTERNET

Choose EarthLink Fiber Internet for speeds up to 5 Gigs, no data caps, no throttling. Prices starting at \$54.95. Plus, a \$100 gift card when you make the switch. Call 1-855-545-4840

## DONATE

Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-844-541-0366 today!

## MEDICAL ALERT

MobileHelp, America's Premier Mobile Medical Alert System. Whether You're Home or Away. For Safety and Peace of Mind. No Long Term Contracts! Free Brochure! Call Today! 1-855-209-2417

## OXYGEN CONCENTRATOR

Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 877-313-3144

## WIRELESS INTERNET

Connect to the best wireless home internet with EarthLink. Enjoy speeds from 5G and 4G LTE networks, no contracts, easy installation, and data plans up to 300 GB. Call 844-855-5071

## CUSTOMIZED BATH & SHOWER

The bathroom of your dreams in as little as 1 day. Limited Time Offer - \$1000 off or No Payments and No Interest for 18 months for customers who qualify. BCI Bath & Shower. Many options available. Quality materials & professional installation. Senior & Military Discounts Available. Call Today! 1-855-712-0308

## Legals

Montana law requires that the residents of this area be notified of certain legal proceedings. Individuals may have a personal interest in the notification. Often, publication is the only public notice and/or legal notice to keep well informed. Please read these carefully.

**NOTICE OF TRUSTEE'S SALE**  
NOTICE IS HEREBY GIVEN THAT **COWBOY CAPITAL, LLC**, PO Box 1539, Thompson Falls, MT 59873, the Beneficiary, and William E. McCarthy, the Successor Trustee, under the Montana Trust Indenture dated November 4, 2021 and described herein (referred to in this notice as the "Trust Indenture"), have elected to sell the real property described in this notice on April 30, 2025, at 11:00 a.m. at on the front steps of the Gallatin County Courthouse located at 311 W. Main, Bozeman, Montana 59714, and on the terms described in this notice, in order to satisfy the obligations described in this notice, pursuant to the terms of the Trust Indenture and the provisions of the Small Tract Financing Act, Mont. Code Ann. § 71-1-301, et. seq.

**DESCRIPTION OF THE TRUST INDENTURE:**  
Description and Date: Montana Trust Indenture dated November 4, 2021 Grantor(s): MARK J. NOBLE, LACY L. NOBLE and NOBLE WORKS, LLC Original Trustee: CLARK FORK TITLE Successor Trustee: William E. McCarthy Beneficiary: COWBOY CAPITAL, LLC Recording Information: Recorded November 4, 2021, Document No. 2757232 records of Gallatin County, Montana.

### DESCRIPTION OF THE REAL PROPERTY COVERED BY THE TRUST INDENTURE AND WHICH WILL BE SOLD AT THE TRUSTEE'S SALE:

All of Grantor's right, title, and interest in and to the following described real property located in Gallatin County, State of Montana, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters:  
Lots 7, 8, 9, 10, 11 and 12 in Block 28 of the Original Townsite of the City of Three Forks, Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana (Plat D-18)  
The real property or its address is commonly known as 420 South Main Street, Three Forks, MT 59752.

**RECORDING REFERENCE:**  
Trust Indenture recorded on November 4, 2021, Document No. 2757232 records of Gallatin County, Montana.

### OTHER DOCUMENTS RELATING TO THE TRUST INDENTURE:

**Substitution of Trustee**, appointing William E. McCarthy as trustee in the place of CLARK FORK TITLE recorded December 4, 2024, in the records of the office of the Clerk and Recorder of Gallatin County, Montana, Document No. 2840505.

**Assignment of Beneficiary's Interest** to Montana-Dakota Services, Inc. from Claude I. Burlingame and Spring Hollow, LLC, recorded May 16, 2022, as Document No. 2775821.

**Beneficiary's Assignment of Beneficial Interest** from Montana-Dakota Services, Inc. to Cowboy Capital, LLC recorded January 30, 2023, as Document No. 2794987.

### DEFAULT FOR WHICH THE FORECLOSURE IS MADE:

The Grantor has defaulted on the terms of said Trust Indenture and the corresponding Promissory Note in that their has failed to pay the payments required thereunder when due.

### AMOUNTS OWED ON THE OBLIGATIONS SECURED BY THE TRUST INDENTURE as of December 10, 2024:

Principal	\$560,091.34
Interest	\$184.14
Escrow Closing Fees	\$818.00
Total:	\$561,093.48

Interest continues to accrue. In addition, the Grantor is obligated to pay the expenses of this sale, which include the Beneficiary's costs and expenses advanced to preserve and protect the real property; insurance; real property taxes, and all penalties and interest relating to real property taxes, that may become due or are delinquent; Beneficiary's costs and attorney fees; and the Successor Trustee's costs and fees. If such amounts are paid by the Beneficiary, they will be added to the obligation secured by the Trust Indenture.

### THE TRUSTEE'S OR BENEFICIARY'S ELECTION TO SELL THE REAL PROPERTY TO SATISFY THE OBLIGATION:

The Beneficiary has elected and has directed the Successor Trustee to sell the above-described real property to satisfy the obligation.

### DATE, PLACE, and TIME OF SALE:

Date and time of sale: April 30, 2025, at 11:00 a.m.  
Place: on the front steps of the Gallatin County Courthouse located at 311 W. Main, Bozeman, Montana 59714

**This communication is from a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.**  
Dated this 10th day of December, 2024.

—s—  
William E. McCarthy, Successor Trustee  
Worden Thane P.C.  
321 W. Broadway, Ste 300  
Missoula, MT 59802-4142  
(406) 721-3400

STATE OF MONTANA )  
 ) ss.  
County of Missoula )  
On the 16th day of December, 2024, before me, the undersigned, a Notary Public for the State of Montana, personally appeared William E. McCarthy, known to me to be the person whose name is subscribed to the

within Notice of Trustee's Sale as Successor Trustee, and acknowledged to me that he executed the same as such Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day and year first above written.

(SEAL)  
\_\_\_\_\_  
Abigail J. Dussault  
Notary Signature

Published in the Three Forks Voice on February 12, 19, and 26, 2025. w/c 816

## NOTICE OF PUBLIC HEARING

NOTICE is hereby given of a PUBLIC HEARING to be held before the Three Forks Zoning and Planning Board on Thursday, February 20, 2025, at 6:30 P.M. in the Three Forks Library "Montana Room", 607 S. Main Street, Three Forks, Montana.

Kathleen McCord has made an application for a Conditional Use Permit for the property located at Block 58, Lots 4, of the Milwaukee Land Company 2nd Addition, commonly known as 616 4th Avenue East. Said request is for approval to convert the garage space into a Cycle Studio with 4 bicycles to offer spin classes within Residential zoning.

The CITY COUNCIL will conduct a PUBLIC HEARING on Tuesday, March 11, 2025, at 6:00 P.M., and act on the recommendation of the Zoning & Planning Board.

At each PUBLIC HEARING, TESTIMONY will be taken in support of and in opposition to this request. Written testimony is also acceptable and may be sent to PO Box 187, Three Forks, MT 59752 or [ksmith@threeforksmontana.us](mailto:ksmith@threeforksmontana.us).

The complete application and proposed site plan for this request may be reviewed at the City Office or on the City's website at [www.threeforksmontana.us](http://www.threeforksmontana.us). For questions concerning this request, contact Kelly Smith, City Zoning Official (phone 285-3431). (Attendance via Zoom will be offered. Contact City Hall for Meeting ID.)

Published in the Three Forks Voice on February 12 and 19, 2025. w/c 215

## ORDER Setting Hearing

This Court orders:  
Name Change Hearing

The hearing on the Petition for Name Change filed in this case is set for:  
• Date: February 24, 2025  
• Time: 2:30 p.m.

Place: Gallatin County Law and Justice Center, Bozeman, MT  
*Electronically Signed By:*  
*Hon. Judge Peter Ohman*  
*Mon, Dec 23 2024 09:21:08 AM*  
*Published in the Three Forks Voice on January 30, February 5, 12, 19, 2025. w/c 69*

## Third Forks City Council Meeting

2nd and 4th Tuesdays of each month at 6pm(4th Tuesday meeting as needed)  
Find your agenda online at:  
[www.threeforksmontana.us/council-packet-items](http://www.threeforksmontana.us/council-packet-items)

## BROADWATER COUNTY COMMISSIONERS

515 Broadway, Townsend  
(UNOFFICIAL Agenda)

Look at our website for the official agenda. Meetings are held at the Flynn Building (old Opportunity Bank) 416 Broadway  
Regular Broadwater County Commission Meetings are on Wednesdays at 10am. (Following Monday if needed). To see the full agenda, check the county website 48 hours in advance of the meeting. You can request to receive an official agenda each week by sending Michelle Beebe ([mbeeb@co.broadwater.mt.us](mailto:mbeeb@co.broadwater.mt.us)) an email. Meetings may be viewed on the website at <https://www.broadwatercountymt.com/home/pages/board-videos>. Public comment is taken either in writing in advance of the meeting or in person at the meeting. Public comment is not taken by the website. Working meetings are held in various locations, please review the notice of the working meeting to determine the location. Working meetings are not recorded and as a result are not available on the website. Agenda, documents, official meeting minutes and videos of past Commission meetings are available at <https://www.broadwatercountymt.com>. OFFICIAL agendas are posted in the Courthouse (1st floor bulletin board), Broadwatercountymt.com, on the bulletin board on the 1st Floor of the courthouse, and in the window of the Flynn Building at least 48 hours in advance of the meeting. Consent Agenda: Items for Discussion / Action / Review / Signature  
✓ Certificate of Survey review  
✓ Management – on-going advisory board appointments  
✓ Claims/Payroll/minutes  
✓ County Audit / Budget  
✓ Mail – ongoing grants  
✓ Correspondence – support letters  
Debi Randolph, Chairperson 406-266-9270 and 406-980-2050  
Darrel Folkvord 406-266-9272 and 406-980-1213  
Lindsey Richtmyer 406-266-9271 and (406) 521-0834  
E-mail [commissionersco.broadwater.mt.us](mailto:commissionersco.broadwater.mt.us)

**SEE YOUR AD WORK!**  
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