THE GLASGOW COURIER, WEDNESDAY, OCTOBER 16, 2024 - 15

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# HELP WANTED - PUBLIC NOTICES - REAL ESTATE

Housing Authority of Glasgow is looking for families of 3 or more to qualify for units.

Applications available on our website at housingauthorityofglasgow.com or at our office. Our hours are 8a-4p Mon-Thurs and 8a-3p Fridays. Call for details 406.228.4942

## **Prairie Perks Now Hiring**

Prairie Perks Coffee Shop in Hinsdale is looking for a manager to oversee daily operations and finances, train and manage staff, schedule and cover shifts and collaborate with the Board of directors. Starting pay DOE. Also looking for fabulous part time wait staff! Contact us through our Facebook page, Hinsdale Coffee Shop Co-op, or by contacting board members at 406-648-5407.

## The Hinsdale School District is looking for the following positions:

- 1. Assistant Cook (full or part-time)
- 2. Custodian (full or part-time)
- 3. Long-term substitute for PK/K
- (maternity leave Dec. Feb) 4. Long-term substitute for 1st/2nd (maternity leave Dec. - Feb)
- 5. Route and activity bus drivers.

\*Pay is dependent on experience. Benefits are available for all employees who work over 20 hours per week.

### Please contact:





## **HELP WANTED RNs and CNAs**

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## Adam Zopp, Superintendent 406-364-2314 superintendent@hinsdale.k12.mt.us



## VALLEY VIEW HOME A "Caring Home"

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## **FULL-TIME DIETARY AIDE**

Valley View Home is looking for a full time Dietary Aide to support our amazing kitchen providing restaurant style customer service to our amazing residents. Starting wage with no experience is \$13.91 hourly and competitive for experienced Aides. Please visit Valley View Home and pick up an application if interested!

# PUBLIC NOTICES

Valley County Commissioners

### NOTICE TO THE PUBLIC OF A PROPOSED ABANDONMENT OF A PORTION OF A VALLEY COUNTY ROAD

The Valley County Commissioners will hold a public hearing for the review of Josh Kittleson's request to abandon a road in a platted subdivision.

The Road in question is referred to as that portion of Valley County Road No. 459 in the areas where the road enters into, crosses, and exits Lots 8, 9, 10 of the Kittleson Ridge Subdivision located in the E1/2 of Section 7 and the W1/2 of Section 8, Township 26 north, Range 41 East, MPM, Valley County, Montana, according to the Amended Plat of Kittleson Ridge Subdivision recorded on September 12, 2024 as Doc No. 185255, LP 283A. The petition to abandon the street along with exhibits will be available to the public for review at the Valley County Clerk and Recorder's office or by request from the Valley County Planning Department.

The Public Hearing will be held on Wednesday the 23rd day of October, 2024, in the Valley County Commissioners office at 9:00 A.M., at which time all interested persons will be given the opportunity to comment.

Dated at Glasgow, Montana this 7th day of October 2024.

Valley County Commissioners 501Court Square #1 Glasgow, MT 59230 vccomm@valleycountymt.gov 406-228-6219

(Published Oct. 9 & 16, 2024)

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## For Sale By Owner 34 Angus Dr, Glasgow \$235,000



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for a tour, questions or to make an offer



#### St Fort Peck -

2,250+/- sq. ft. 3 bedroom, 1 bath home with a view of the Missouri River. Fenced backyard

and mature trees located in the Town of Fort Peck. Many recent updates including kitchen cabinets, counter tops and appliances. \$349,000



**SOLD!** 321ST - 909 4th Ave No. Updated 4-brm 2 bath home! Family room in basement, 2 sleeping rooms, bathroom & laundry & more!

Fenced yard, deck, and ug sprinklers, \$295,000



319RH - 937 2nd Ave So - One level 2 bdrm home remodeled approx. 2018 with new siding, windows, walls, floors, kitchen and more! Attached is a heated garage. Little yard for those who want low maintenance. \$185,000 Offers Welcome!



PENDING! 497DR – 24 Canal Rd. Glasgow - 20

acres close to town. 3 bdrms, 2 full baths, 2 half baths, Ig kitchen, dining, sunken living room w/vaulted ceilings & fire-

place. Family room + an unfinished basement. Det. 3 stall garage, barn & garden area plus more! \$529,000



NEW! 496RC – 4 Chandelle Ct. Sky Fort Peck, Mt.

Under construction - 1.1 acres. The shop 50` x 110` with cold storage 16'x 110' and a 1 bdrm

apt living area of 1,422 sq. ft. The new home addition is scheduled to be completed in 2025. \$1,250,000 Call for more details



491SW - 1111 East SOLD! Kansas Ave. Fort Peck - 3,190 sq. ft.+/- 3 beds, 2 bath home. Finished basement w/family room, sleeping room, bath & more. Large

backyard + 2 det. garages. \$385,000

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- Surgical, Inpatient & Clinical Registered Nurses

-MM

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# Real Estate – Public Notices



## PUBLIC NOTICES

#### SECTION 00100

#### INVITATION TO BID

Separate sealed bids for construction of the Opheim Wastewater System Improvements will be received and accepted via the online electronic bid service through QuestCDN vBid online bidding, or sealed paper copy by Great West Engineering at 6780 Trade Center Ave, Billings, MT 59101 until 2:00 pm local time on November 7, 2024 and then publicly opened and read aloud. Bidders may join the bid opening via in person or Microsoft Teams at the following link: https://bit.ly/4gTMCt6 or by phone: (406) 247-0445 ID# 523728954

The project consists of the removal of sludge from the Town's wastewater lagoons as well as other minor improvements such as removing trees and a defective concrete structure located near the lagoons.

Digital copies of the Bidding Documents are available at www.greatwesteng.com or www.questcdn.com for a fee of \$25. These documents may be downloaded by selecting this project from the "Current Projects Bidding" tab. Reference QuestCDN Project number 9356072. Contact QuestCDN Customer Support at 952-233-1632 or info@questcdn.com for assistance in membership registration, downloading digital project information and vBid online bid submittal. Project bid documents must be downloaded from QuestCDN which will add your company to the Planholder List and allow access to vBid online bidding for the submittal of your bid. Bidders will be charged a fee of \$42.00 to submit a bid electronically.

Paper copies of the contract documents, consisting of half size Drawings and Project Manual, may be examined or obtained at the office of Great West Engineering, Inc., located at 6780 Trade Center Avenue, Billings, MT 59101, in accordance with Article 2.1 of Instructions to Bidders. There is a required fee of \$55 per set, which is not refundable. In addition, the Drawings and Project Manual may also be examined at the following locations:

Billings Builders Exchange	Great Falls Builders Exchange
Bozeman Plan Exchange	Helena Copy Center
Butte Builders Exchange	Missoula Plans Exchange

#### There will be no Pre-Bid Conference

Contractor and any of the Contractor's Subcontractors bidding or doing work on this project will be required to be registered with the Montana Department of Labor and Industry (DLI). Forms for registration are available from the Department of Labor and Industry, PO Box 8011, 1805 Prospect, Helena MT 59604-8011. Information on registration can be obtained by calling (406) 444-7734. All laborers and mechanics employed by Contractor or Subcontractors in performance of the construction work shall be paid wages at rates as required by Davis Bacon Wage Act or State Prevailing Wages, whichever is higher. The Contractor must ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin. Each bid or proposal must be accompanied by a Certified Check, Cashier's Check or Bid Bond payable to Town of Opheim, in an amount not less than ten percent (10%) of the total amount of the bid. Successful Bidders shall furnish an approved Performance Bond and a Labor and Materials Payment Bond, each in the amount of one hundred percent (100%) of the contract amount. Insurance, as required, shall be provided by the successful Bidder(s) and a certificate(s) of that insurance shall be provided

## PUBLIC NOTICES

#### NOTICE OF TRUSTEE'S SALE

To be sold for cash at a Trustee's Sale on February 6, 2025, at 2:00 PM at the Valley County Courthouse, 501 Court Square, Glasgow, MT 59230, the following described real property situated in Valley County, State of Montana:

Lot 15, and the Westerly one-half of Lot 16, less the Easterly 6 Inches of the Southerly 50 feet of the Westerly one-half of Lot 16, Block 70, Townsite of Glasgow, according to the official plat thereof on file and of record in the office of the Clerk and Recorder, Valley County, Montana.

More commonly known as 320 3rd Ave N, Glasgow, MT 59230.

Jonathan Labrecque and Katie Labrecque, as Grantors, conveyed said real property to Valley County Abstract Company, as Trustee, to secure an obligation owed to Mortgage Electronic Registration Systems, Inc., as designated nominee for Stockman Bank of Montana, beneficiary of the security instrument, its successors and assigns, by Deed of Trust on October 19, 2020, and filed for record in the records of the County Clerk and Recorder in Valley County, State of Montana, on October 20, 2020 as Instrument No. 171699, of Official Records.

The Deed of Trust was assigned for value as follows:

Assignee: Freedom Mortgage Corporation Assignment Dated: May 6, 2022 Assignment Recorded: May 6, 2022 Assignment Recording Information: as Instrument No. 177038 Mortgages

Assignee: Home Point Financial Corporation Assignment Dated: February 8, 2024 Assignment Recorded: February 13, 2024 Assignment Recording Information: as Instrument No. 183107

All in the records of the County Clerk and Recorder for Valley County, Montana.

Jason J. Henderson is the Successor Trustee pursuant to a Substitution of Trustee recorded in the office of the Clerk and Recorder of Valley County, State of Montana, on March 21, 2024 as Instrument No. 183295, of Official Records.

The Beneficiary has declared a default in the terms of said Deed of Trust due to the Grantor(s) failure to make monthly payments beginning February 1, 2022, and each month subsequent, which monthly installments would have been applied on the principal and interest due on said obligation and other charges against the property or loan. By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable. The total amount due on this obligation is the principal sum of \$229,223.41, interest in the sum of \$16,876.90, escrow advances of \$18,247.24, and other amounts due and payable in the amount of \$5,833.47 for a total amount owing of \$270,181.02, plus accruing interest, late charges, and other fees and costs that may be incurred or advanced.

The Beneficiary anticipates, and may disburse, such amounts as may be required to preserve and protect the property and for real property taxes that may become due or delinquent, unless such amounts of taxes are paid by the Grantor. If such amounts are paid by the Beneficiary, the amounts or taxes will be added to the obligations secured by the Deed of Trust. Other expenses to be charged against the proceeds of this sale include the Trustee's fees and attorney's fees, costs and expenses of the sale, and late charges, if any

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

The sale is a public sale and any person, including the Beneficiary, excepting only the Trustee, may bid at the sale. The bid price must be paid immediately upon the close of bidding in cash or cash equivalents (valid money orders, certified checks or cashier's checks). The conveyance will be made by Trustee's Deed, without any representation or warranty, including warranty of title, express or implied, as the sale is made strictly on an as-is, where-is basis, without limitation, the sale is being made subject to all existing conditions, if any, of lead paint, mold or other environmental or health hazards. The sale purchaser shall be entitled to possession of the property on the 10th day following the sale.

The Grantor, successor in interest to the Grantor, or any other person having an interest in the property, has the right, at any time prior to the Trustee's Sale, to pay to the Beneficiary, or the successor in interest to the Beneficiary, the entire amount then due under the Deed of Trust and the obligation secured thereby (including costs and expenses actually incurred and attorney's fees) other than such portion of the principal as would not then be due had no default occurred and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Deed of Trust with Successor Trustee's and attorney's fees. In the event that all defaults are cured the foreclosure will be dismissed and the foreclosure sale will be canceled.

The scheduled Trustee's Sale may be postponed by public proclamation for up to 15 days for any reason. In the event of a bankruptcy filing, the sale may be postponed by the Trustee for up to 120 days by public proclamation at least every 30 days.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Successor Trustee and the successful bidder shall have no further recourse

This is an attempt to collect a debt and any information obtained will be used for that purpose.

Dated this 25th day of September, 2024. Jason J. Henderson, Substitute Trustee 38 2nd Avenue East, Dickinson, ND 58601 Telephone: 801-355-2886 Office Hours: Mon.-Fri., 8AM-5PM (MST)

(Published Oct. 16, 23 & 30, 2024)

# PUBLIC NOTICES

#### INVITATION FOR BIDS

The Fort Peck Fish & Game Department located in Poplar, Montana is requesting BIDS for a Project Manager for a federally funded grant titled, "Fort Peck Buffalo Program (MT) Northern Plains Bison Range Conservation Improvements via Improved Fencing, Technician Skill & Enhanced Forage Quality; Community Access via an Attractive Walking Trail; and Workforce & Economic Development via Public Education Programming and Tourist Access." Grant was approved for spending from the National Fish & Wildlife Foundation as of June 1, 2024.

The grant has four main aims:

• Enhance Native Grasslands Ecology and Herd Health Resilience

· Advance Tribally Led Conservation and Restoration Priorities through Herd

and Tribal Land Ownership Expansion

Contribute to Workforce Development

 Develop and deliver K-12 curricula to engender conservation career interest

· Strengthen Community Resilience and Engagement, Expand Public and Community Access to Nature

· Support development of a robust Eco-Lodge to house guests (in collaboration with MSU/Architecture);

 Develop and deliver Dark Sky Park educational programming for K-14 and community participants.

Activities to meet these aims are intended to include the following:

· Enhance community health and engagement with the Cultural Herd through a completed and expanded buffalo connections walking trail, linking it up to the Tribes Eco-Lodge and quarantine facility (used for bison transfers from Yellowstone National Park).

· Foster a deeper connection for tribal youth to their buffalo and culture to build aspirations and skills for conservation professions. Youth will engage with Indigenous Knowledge (and western science) educational programs on the ranch pertaining to land and bison management, the Bison Conservation Transfer Program (partnering FPIR with YNP), and native food and medicinal plants recovery and sustainable uses. With guidance from scientists, tribal elders and knowledge-keepers, K-14 field trip groups will engage in citizen-science learning that contributes to ecological goals. K-12 teachers will utilize these lessons in their classrooms following field engagement.

· Increase eco-tourism capacity and value of the buffalo connections trail and Eco-Lodge. This project will establish hunter, tourist and classroom field trip access to the Eco-Lodge, currently being renovated. Dark Sky Park tourist and classroom programming with docents and telescopes will be offered in conjunction with Eco-Lodge use Community-wide education activities also will include trail reports and other updates via Facebook, the local newspaper and radio programs.

#### This BID will include the following scope of work:

· Support Grant and Department Director Robbie Magnan and the contracted Project Manager in communications with community and school partners and providing project reporting;

· Contribute to and oversee the development of the Chief Good Woman's Eco-Lodge (both the existing structure and a potential new structure) as a tourism, school field trips and community education resource;

· Development and deliver associated Dark Sky Park programming;

· Organize utilization procedures and maintain record-keeping for utilization of the Eco-Lodge and Dark Sky Park;

· Contribute to the Pté Group's and other community member's collaboration on these activities and support collaborations with other major partners, including Fort Peck Community College, Montana State University and Defenders of Wildlife for project success;

· Collaborate on buffalo, native plants and citizen science curricular development and delivery, including school field trips to the Eco-Lodge/Park.

Cost Estimates: The grant budget allows for up to \$32,000 per year for four years. Project supplies will be provided by the Fish & Game Department in accordance with grant budgets. Partners will assist with grant development as needed to fund new Eco-Lodge construction.

Tribal Employment Rights Ordinance: The Consultant will comply with the Fort Peck Assiniboine and Sioux Tribes TERO regulations. If the contract is over \$100,000 the Consultant will be required to pay a 3% TERO fee directly to t he TERO Program and contact TERO Director (406)768-2461 or email at fptero@nemontel.net. Details of the payment will be outlined in the Agreement/Contract.

Insurance: The Contractor shall provide general liability and other insurance as follows:

· Worker's Compensation (State: Statutory)

- General Liability (\$1,000,000/\$3,000,000)
- Auto Liability (\$1,000,000/\$3,000,000)
- Contractual Liability (\$2,000,000/\$1,000,000)
- Owner's and Contractor's Protective Policy (\$2,000,000/\$1,000,000)

Qualifications:

· Specify education/certifications -strong candidates would be expected to have earned a Bachelor's degree at a minimum, such as in an education, environmental or project management field.

· Specify experience - strong candidates will have successfully completed at least 3 years of program management, educational programming, outcomes delivery and reporting. In addition, they will have demonstrated expertise in building and coordinating cross-institutional and community-based collaborations.

· Specify vision - strong candidates will describe a vision for their work in this position in light of Pté Group activities and priorities.

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File No. MT21394

This project is funded in part or in whole with grant/loan funding from American Rescue Plan Act (ARPA).

Award of the project will be contingent upon receiving funding and award concurrence from ARPA. Bids may only be withdrawn as provided in Section 16.02 of the Instructions to Bidders after the scheduled time for the public opening of bids.

The right is reserved to reject any or all proposals received, to waive informalities, to postpone the award of the contract for a period not to exceed sixty (60) days, and to accept the lowest responsive and responsible bid that is in the best interest of the Owner

All questions about the meaning or intent of the Contract Documents are to be submitted in writing to and must be received by Great West Engineering no later than 5:00 pm local time on October 31, 2024. Questions received after this date will not be answered. Oral questions will only be accepted at the Pre-Bid conference. Written comments may be submitted to Greg Lukasik of Great West Engineering by mail at: 6780 Trade Center Ave, Billings, MT 59101 or email at: glukasik@greatwesteng. com. Interpretations or clarifications considered necessary by Engineer in response to such questions will be issued by Addenda delivered to all parties recorded as having received the Bidding Documents. Only questions answered by Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect

Town of Opheim is an Equal Opportunity Employer.

Published at Glasgow Courier, Montana, this 16, 23, 30 day of October, 2024.

Town of Opheim

Doug Bailey, Mayor (Title)

PO Box 14, Opheim, MT 59250 (Address)

### END OF SECTION

(Published Oct. 16, 23, & 30, 2024)

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Katie S. Knierim KNIERIM LAW OFFICE, P.C. 513 First Avenue South P. O. Box 29 Glasgow, Montana 59230 Telephone: (406) 228-2487 ATTORNEY FOR PERSONAL REPRESENTATIVE

MONTANA SEVENTEENTH JUDICIAL DISTRICT COURT, VALLEY COUNTY

IN THE MATTER OF THE ESTATE	Cause No. DP-2024-20
RICHARD A MILLER,	NOTICE TO CREDITORS
Deceased.	

NOTICE IS HEREBY GIVEN, that the undersigned has been appointed personal representative of the above named estate. All persons having claims against the said deceased are required to present their claims within four (4) months after the date of the first publication of this notice or said claims will be forever barred. Claims must be mailed to the undersigned at the following address:

KNIERIM LAW OFFICE, P.C. 513 First Avenue South P. O. Box 29 Glasgow, Montana 59230 Telephone: (406) 228-2487

return receipt requested, or filed with the Clerk of the above named Court. I declare under penalty of perjury and under the laws of the State of Montana that the foregoing is true and correct DATED this 26th day of September, 2024.

> /s/ Daniel R. Miller DANIEL R. MILLER, Personal Representative

(Published Oct. 2, 9 & 16, 2024)

**MNAXLP** 

Project Contacts: Robert (Robbie) Magnan, Director, Fish & Game Department 406-768-7270; rmagnan@fortpecktribes.net

Advertisement will publish for a period of two weeks.

Sealed BIDS will need to be submitted by certified mail or hand delivery to Fort Peck Tribes Contracts Technician (An'Julie Cantrell) by 4:30pm on October 20, 2024. BIDS will be opened September 20, 2024. Selection of BID will be awarded to the lowest responsive and responsible bidder and selected bidder will be contacted via phone or email, if not present. The Fort Peck Tribes reserve the right to reject any or all bids received.

Selection Process: The Fort Peck Assiniboine and Sioux Tribe's Fish & Game Department will review each bid and may consult with the Tribal Administration, Tribal Finance, and other grant partners. The contract will be awarded to the most gualified and responsible bidder as determined by the Department. Fort Peck Assiniboine and Sioux Tribes reserve the right to reject any or all bids. It is anticipated contractor will be selected no later than November 1, 2024. The cost of preparing responses to this RFB shall be borne by the respondents and shall not be reimbursed by the Fort Peck Assiniboine and Sioux Tribes. Criteria for rating candidates will include the following:

· 30% Reputation for personal and professional integrity and competence; ability to work with and comply with Tribal, Federal, and State government agencies and persons in official oversight/compliance capacities

60% Professional and educational experience and project vision.

• 10% Tribal Preference.

Please note - Potential options exist for amending the Agreement/Contract resulting from this RFB to include additional related tasks.

> **REMIT ALL BIDS TO:** FORT PECK TRIBES ATTN: An'Julie Cantrell, Contracts TECH BID # PO BOX 1027 501 MEDICINE BEAR RD **POPLAR, MT. 59255** 406-768-2303

(Published Oct. 9 & 16, 2024)

