

NOTICE OF TRUSTEE’S SALE

To be sold for cash at a Trustee's Sale on January 22, 2026, 02:00 PM at the Northwest Corner, Adams County Courthouse, 201 Industrial Avenue, Council, ID 83612, the following-described real property situated in Adams County, Idaho (the "Property"):

PARCEL 1
Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho:
Sections 15 and 22: a parcel of land situated within the SW1/4SW1/4 of Section 15 and the NW1/4NW1/4 Section 22, more particularly described as follows:
Beginning at the Southwest corner of the SW1/4SW1/4 of said Section 15;
thence North 89°55'11" East a distance of 151.58 feet along the South line of said SW1/4SW1/4 to the real point of beginning;
thence North 01°41'23" West a distance of 257.83 feet;
thence North 89°31'03" East a distance of 563.21 feet;
thence South 00°28'57" East a distance of 563.81 feet;
thence North 50°22'43" West a distance of 11.31 feet;
thence North 41°49'19" West a distance of 97.01 feet;
thence North 29°52'05" West a distance of 141.63 feet;
thence South 89°31'03" West a distance of 413.39 feet;
thence North 01°41'23" West a distance of 102.53 feet to the real point of beginning.

PARCEL II
Together with a non exclusive easement and road right of way for the purpose of ingress and egress 30 feet in width the centerline being more particularly described as follows:
Commencing at the ¼ corner common to Sections 22 and 23 of Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho;
thence North 62°12'02" West 4,463.213 feet;
thence South 50°29'45" East 964.695 feet to the real point of beginning, a point on the edge of the paved surface of U.S highway 95;
thence North 88°20'47" West 182.366 feet;
thence on a curve to the right having a delta angle of 92°52'00", a radius of 60.0 feet and an arc length of 97.250 feet;
thence North 04°31'13" East 306.421 feet;
thence on a curve to the left having a delta angle of 92°55'20", a radius of 100.0 feet and an arc length of 162.180;
thence North 88°24'07" West 405.284 feet;
thence on a curve to the right having a delta angle of 37°57'18", a radius of 200.0 feet and an arc length of 132.488 feet;
thence North 50°26'29" West 754.991 feet;
thence on a curve to the right having a delta angle of 27°52'45", a radius of 150.0 feet and an arc length of 72.987 feet
thence North 22°34'04 West 149.118 feet;
thence on a curve to the right having a delta angle of 10°35'27", a radius of 300.0 feet and an arc length of 555.453 feet;
thence North 11°58'37" West 65.326 feet
thence on a curve to the right having a delta angle of 18°19'03", a radius of 200.0 feet and an arc length of 63.940 feet;
thence North 06°20'27" East 95.957 feet to a point intersecting the South boundary of the Longton parcel, more particularly described in Instrument No. 59202
Commonly known as: 1883 Highway 95, Council, ID 83612 William T. Montgomery II and Jessica N. Montgomery, as Trustors conveyed the Property via a Deed of Trust dated August 16, 2022, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for New Day Financial, LLC, its successors and assigns, in which WFG National Title Insurance Company was named as Trustee. The Trust Deed was recorded in Adams County, Idaho, on August 26, 2022, as Instrument No. 140282, of Official Records. The Deed of Trust was assigned for value to Freedom Mortgage Corporation via an Assignment of Deed of Trust dated July 21, 2023 and recorded in Adams County, Idaho, on July 21, 2023, as Instrument No. 141446. Brigham J. Lundberg is the Successor Trustee pursuant to an Appointment of Trustee recorded in Adams County, Idaho, on August 8, 2025 as Instrument No. 146400. Freedom Mortgage Corporation ("Beneficiary") has declared a default in the terms of said Deed of Trust due to Trustor's failure to make monthly payments beginning February 1, 2024, 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 Deed of Trust immediately due and payable. The total amount due on this obligation is the principal sum of \$451,831.52, interest in the sum of \$45,478.55, escrow advances of \$4,669.63, other amounts due and payable in the amount of \$5,022.23, for a total amount owing of \$507,001.93, 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 Trustors. 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 Trustee fees, attorney fees, costs and expenses of the sale, and late charges, if any. 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, may bid at the sale. The bid price must be paid immediately upon the close of bidding by certified funds (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 Trustors, successor in interest to the Trustors, or any other person having an interest in the property, or any person named in Idaho Code § 45-1506, 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 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 fees and attorney 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 up to 30 days for any reason. 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. The above Trustors are named to comply with Idaho Code § 45-1506(4)(a). No representation is made that they are, or are not, presently responsible for this obligation. This is an attempt to collect a debt and any information obtained will be used for that purpose. Dated this 4th day of September, 2025. Brigham J. Lundberg Successor Trustee 376 East 400 South, Suite 300, Salt Lake City, UT 84111 Telephone: 801-355-2886 Office Hours: Mon.-Fri., 8AM-5PM (MST) HWM File No. ID21399

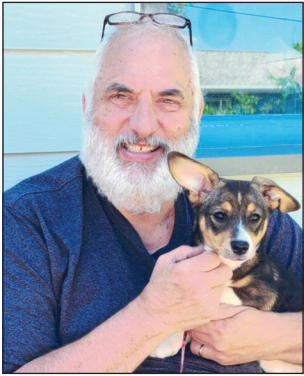
Published September 25, October 2, 9, 16, 2025

Deadline for submitting advertising
Monday @ Noon



Asaiah Whitcanack-Cude

Asaiah Whitcanack-Cude, 16, of Hettinger, ND passed from this life on Tuesday, September 23, 2025. Memorial Service of Remembrance was held Saturday, October 11, 2025 at 1:00 p.m. MT at



Michael Adrian Carpenter

Michael Adrian Carpenter, 66, of Hettinger, ND, passed away on Friday, September 26, 2025. Cremation has taken place, and memorial services are not planned at this time.

the Roberts-Reinke Auditorium at the Hettinger School. Minister Jordan Fisher officiated. Asaiah's family encourages classmates, fellow students, friends, teachers and family to post condolences here on Asaiah's obituary page at www.evansonjensenfuneral-home.com
Asaiah Cude was born on January 27th 2009 in Merced California. He lived in California, Arizona, New Mexico and finally made his home in North Dakota after moving back a third time. Asaiah was a fun loving, caring, respectful child who made friends wherever he went. Everyone he touched, knew what a special child he

Friends and family are encouraged to sign Michael's online guest-book.
Mike was born in Coeur d'Alene, Idaho to Clarence and Maxine. He was raised in Spokane, Washington and that's where he met his wife, Deanna, of 45 years. Together they had two children, Michelle and Christopher.
Mike and Deanna moved their family to Cottonwood, Arizona where he worked at Ace Hardware as a manager for 24 years. In his spare time, Mike was an avid cyclist, participating in several races including the 252-mile Cochise County Cycling Classic

was. He loved fishing, playing video games, wrestling and aviation. Asaiah didn't know what he wanted to be when he grew up but it most likely was going to involve aerospace. He is survived by his sisters Becca Whitcanack, Maggie Ochoa, Alyssa Widick, Dominique Widick, brother Bryce Widick, uncles Robert Whitcanack, Michael Cude, aunts Jenah Whitcanack, Loretta Cude, Rachael Cude, Father Matthew Cude and Mother Joanne Cude. Asaiah has many more that love him and miss him including grandparents and cousins. He will be forever loved, forever missed and is now in God's hands.

and El Tour de Tucson.
Looking for a change and small-town living, Mike and Deanna moved to Hettinger, North Dakota. Mike loved to hunt and fish and found his perfect fishing hole. Mike also thoroughly enjoyed driving around and exploring new places and searching for treasures.
Mike is survived by his wife, Deanna, two children, Michelle (Cody) and Christopher (Sharon), granddaughter, Kaylyn, and two brothers, Aaron and Nathan, and the many friends made along the way.
In lieu of a formal memorial service, Mike wanted everyone to have a drink in his honor.

ORDINANCE

CONTINUED FROM PAGE 1

shment for noncompliance with any of the existing city ordinances not just the zoning ordinance.
Council members were asked to consider putting more teeth in the penalties/punishment for noncompliance with any of the existing city ordinances not just the zoning ordinance. They were requested to consider keeping abatement penalties the same but for other offenses individuals or businesses could be fined a repetitive fee for example, \$1,000 until the issue was resolved within a timeframe set forth by the council. Clarification was given that each new day would count as a new offense. Currently a one-time offense fee is charged and in a recent litigation a guilty verdict resulted in a \$25 fee for the violation. No action was taken on this potential change, and if ordinances would change, each would have to go through the first reading and proceeding readings as usual if they were to incorporate higher penalties for offences. The appropriate legal notices would also need to be published in the newspaper.
The council approved the special assessments to

be added to the tax billings for those who had outstanding bills with the city. They also approved the three beer garden permits requested by Pastime, and gaming permits for Cedar Creek Pheasants Forever, WR Ducks Unlimited, Nighthawk Pin Club, and the Close-up group. In addition, unanimous approval was given to block off Main Street from Midway to the Dacotah Bank Oct. 31, at 4PM for a Trunk or Treat. Other organizations have decided not to do it this year and approval is needed to close this portion of the street in case the weather is favorable and should the Chamber Board decide to offer the event.
It was reported that the CC Steel camera and jetting project that is taking place to inspect the city sewer lines is slated to be completed within a week's time and CC Steel will have a report for the council's November meeting. Only one negative instance to date was mentioned. Water was reported to have jetted into the lower level of the library, and it was reported that clean-up has been resolved.
Council members heard from business owner Alan Slater regarding the late Sept. 2025 previous denial for a gaming permit. He offered an explanation

as to why he was seeking an outside vendor for the gaming permit to allow for the machines he wishes to house within Good Hope Café. He acknowledged the council's previous denial of the gaming permit was a setback as peak hunting season is revenue earning season for the café and gaming. Slater said he represents a board that is trying to provide food and housing and between 40% to 50% of the proceeds from gaming will go back to the community. He said the application for organizations and companies to apply for funds is a standard State of ND application and is available online, but he will make applications available within his establishment also. Slater reported that 75%-80% of his business is from out-of-town and out-of-state customers. The council took time to hear his concerns and questioned him on a few items for clarity and then unanimously approved the gaming permit for Good Hope Café. The permit will be reevaluated in April 2026. Alan Slater agreed to work towards having better communication with the council and report on a regular basis to the council regarding what organizations or applicants receive funds.