
PUBLIC NOTICE

NOTICE OF FORECLOSURE SALE

Default in the payment of principal and interest has occurred under the terms of a promissory note (the "Note") and a real estate mortgage (the "Mortgage") dated November 23, 2009, executed and delivered by Ken D. Baumeister and Cindy A. Baumeister ("Mortgagor") to Mortgage Electronic Registration Systems, Inc., as nominee for MetLife Home Loans, a Division of MetLife Bank, N.A., its successors and assigns, as security for the Note of the same date. The Mortgage was recorded on November 30, 2009, as Reception No. 0539055 in Book 119 at Page 1233 in the records of the office of the County Clerk and ex-officio Register of Deeds of Washakie County, Wyoming.

The Mortgage was assigned for value as follows:

Assignee: JPMorgan Chase Bank, National Association

Assignment dated: November 1, 2013

Assignment recorded: November 12, 2013

Assignment recording information: Reception No. 0561033 in Book 135 at Page 833

All in the records of the County Clerk and ex-officio Register of Deeds of Washakie County, Wyoming.

The Mortgage contains a power of sale that, by reason of the default, the Mortgagee declares to have become operative, and no suit or proceeding has been instituted at law to recover the debt secured by the Mortgage, or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued.

Written notice of intent to foreclose the Mortgage by advertisement and sale has been served upon the record owner and the party in possession of the mortgaged premises at least ten (10) days prior to the commencement of this publication, and the amount due upon the Mortgage on the date of this notice of sale is \$189,976.44, plus attorneys' fees, costs expended, and accruing interest and late charges after the date of this notice of sale.

The property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale. Any prospective purchaser should research the status of title before submitting a bid.

The current Mortgagee, JPMorgan Chase Bank, National Association, will have the Mortgage foreclosed as provided by law by causing the mortgaged property to be sold at public venue by the Sheriff or Deputy Sheriff of Washakie County, Wyoming to the highest bidder for cash on June 8, 2018 at 10:00 AM at the Front Steps, Washakie County Courthouse, 1001 Big Horn Avenue, Worland, Wyoming, for application on the above-described amounts secured by the Mortgage. The mortgaged property is described as follows:

Lot 23, Block 8, Richins Addition to the City of Worland,
Washakie County, Wyoming.
Parcel No.: R0003731

which has the address of 2036 Paint Rock Place, Worland, WY 82401 (the undersigned disclaims any liability for any error in the address).

Together with all improvements thereon and all fixtures and appurtenances thereto.

Date: May 7, 2018

JPMorgan Chase Bank, National Association
By: Brigham J. Lundberg
Lundberg & Associates, PC
3269 S. Main St., Suite 100
Salt Lake City, UT 84115
L&A No. 17.69280.2

May 11-18-25, June 1, 2018
