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# PUBLIC NOTICE

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## FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated January 25, 2005, executed and delivered by Randall L. Adams and Lori A. Adams ("Mortgagors") to Accredited Home Lenders, Inc., a California Corporation, and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagors, to Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc., a California Corporation, its successors and assigns, as Mortgagee, and which Mortgage was recorded on January 31, 2005, at Reception No. 510538, in Book 100, at Page 607-625 in the public records in the office of the County Clerk and ex-officio Register of Deeds in and for Washakie County, State of Wyoming; and

WHEREAS, the Mortgage was assigned for value as follows:

Assignee: Deutsche Bank National Trust Company, as indenture trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2005-1, Asset-Backed Notes

Assignment dated: December 13, 2016

Assignment recorded: December 27, 2016

Assignment recording information: at Reception No. 0574799, in Book 147, at Page 1927

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

WHEREAS, the Mortgage contains a power of sale which by reason of said 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; and

WHEREAS, 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 as of April 17, 2017 being the total sum of 79,882.75, plus interest, costs expended, late charges, and attorneys' fees accruing thereafter through the date of sale;

WHEREAS, 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;

NOW, THEREFORE Deutsche Bank National Trust Company, as indenture trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2005-1, Asset-Backed Notes, as the Mortgagee, will have the Mortgage foreclosed as by law provided by causing the mortgaged property to be sold at public venue by the Sheriff or Deputy Sheriff in and for Washakie County, Wyoming to the highest bidder for cash at 10:00 o'clock in the forenoon on May 19, 2017 at the Washakie County Courthouse located at 1001 Big Horn Ave., Worland, WY 82401, for application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

Lot 15, Block 44, Court Place Addition to the City of Worland, Washakie County, Wyoming. **Parcel ID # 2047502547601500 - Tax Account # R0002637**

With an address of 1425 Grace Avenue, Worland, WY 82401 (the undersigned disclaims liability for any error in the address).

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

Dated: April 10, 2017

Deutsche Bank National Trust Company, as indenture trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2005-1, Asset-Backed Notes

By: \_\_\_\_\_  
Benjamin J. Mann  
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HWM File # 47260

April 21-28, May 5-12, 2017

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