
PUBLIC NOTICE

FORECLOSURE SALE NOTICE

WHEREAS NOTICE IS HERBY GIVEN that a default in the payment under the terms of a secured and perfected Note has occurred. The Note is secured by a Mortgage dated January 29, 2008 and recorded on January 30, 2008 at REC # 0529335 Book 112, Page 616 in the records of Washakie County, Wyoming from Kirsten Anne Pease to Mortgage Electronic Registration Systems, Inc., as nominee for First Horizon Home Loans, a Division of First Tennessee Bank N.A. for the amount of \$91,680.00. The Mortgage having been assigned to and now in possession of Carrington Mortgage Services, LLC, through an assignment recorded on December 17, 2015 at REC #0570517 Book 143, Page 1518 in the records of Washakie County, Wyoming.

WHEREAS the Mortgage contains a power of sale, which by reason of the default that has occurred, the Mortgagee has declared to become operative, and no suit or proceeding has been instituted to recover the debt secured by the Mortgage, or any part thereof, nor has any suit or proceeding instituted and the same discontinued and:

WHEREAS written Notice of Intent to Foreclose by Sale and Advertisement has been served upon the record owner and party in possession of the mortgaged premises at least ten (10) days prior to commencement of the publication, and the amount due upon the Mortgage at the date of first publication of this notice of sale being the total sum of \$98,827.19 which consists of the unpaid principal balance of \$83,977.88 plus outstanding charges, attorney fees, costs expected, accruing interest and late charges after the date of first publication of this notice.

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

NOW, THEREFORE Carrington Mortgage Services, LLC as Mortgagee, will have the Mortgage foreclosed as by law provided by having the mortgaged property sold at public venue by the Sheriff or Deputy Sheriff in and for Washakie County, Wyoming to the highest bidder for cash on March 18, 2016 at 10:00 AM at the front door of the Washakie County Courthouse located at 1023 Big Horn Avenue, Worland, Wyoming 82401. For application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to wit:

LOT 11, BLOCK 10, COURT PLACE ADDITION TO THE CITY
OF WORLAND, WASHAKIE COUNTY, WYOMING.

With an address of 1409 Robertson Ave, Worland, Wyoming 82401. Together with all improvements thereon situated and all fixtures and appurtenances, thereto.

Carrington Mortgage Services, LLC
Randall S. Miller & Associates P.C.
Milnor H. Senior, III, 7-5297
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Denver, CO 80202
Phone: 720-259-6710

February 16-23, March 1-8, 2016
