
PUBLIC NOTICE

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a promissory note ("Note") and real estate mortgage ("Mortgage"). The Mortgage dated February 20, 2007, was executed and delivered by Rodney Salzman and Ashlea Salzman, Husband and Wife ("Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., ("MERS"), acting solely as nominee for First Horizon Home Loan Corporation, its successors and assigns, as security for the Note of the same date, and said Mortgage was recorded on February 22, 2007, at Reception No. 523389 in Book 108 at Page 1419 in the records of 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: MetLife Home Loans, A Division of MetLife Bank, N.A.

Assignment dated: January 10, 2012

Assignment recorded: February 13, 2012

Assignment recording information: at Reception No. 550642 in Book 128 at Page 1264

Assignee: JPMorgan Chase Bank, National Association

Assignment dated: March 25, 2015

Assignment recorded: April 9, 2015

Assignment recording information: at Reception No. 567418 in Book 141 at Page 99

Assignee: Federal National Mortgage Association ("Fannie Mae")

Assignment dated: January 13, 2016

Assignment recorded: August 2, 2016

Assignment recording information: at Reception No. 572970 in Book 146 at Page 616

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 on the date of first publication of this notice of sale being the total sum of \$150,044.75 which sum consists of the unpaid principal balance of \$128,228.64 plus interest accrued to the date of the first publication of this notice in the amount of \$18,470.50, plus other costs in the amount of \$3,345.61, plus attorneys' fees, costs expended, and accruing interest and late charges after the date of first publication of this notice 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 search the status of title before submitting a bid;

NOW, THEREFORE **Federal National Mortgage Association ("Fannie Mae")**, 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 March 10, 2017 at the front door of the Washakie County Courthouse located at 1001 Big Horn Avenue, Worland, Wyoming, Washakie County, for application on the above-described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

LOT 9, BLOCK 16, EVERT ADDITION TO THE CITY OF WORLAND, WASHAKIE COUNTY, WYOMING;

with an address of 325 South 21st Street, Worland, Wyoming 82401.

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

Dated this 27th day of January, 2017

**Federal National Mortgage Association
("Fannie Mae")**

By: Tamara Schroeder Crolla, #6-3976

Weinstein & Riley, P.S.

123 West 1st Street, Suite 433

Casper, Wyoming 82601-2482

307-462-2690

February 3-10-17-24, 2017
