
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 November 23, 2005, was executed and delivered by Michael L. Dickerson and Wendi W. Dickerson, Husband & Wife ("Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., ("MERS"), acting solely as nominee for First Horizon Home Loan Corporation, as security for the Note of the same date, and said Mortgage was recorded on November 28, 2005, at Reception No. 515744 in Book 103 at Page 1488 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: First Horizon Home Loan Corporation
Assignment dated: November 10, 2006
Assignment recorded: November 17, 2006
Assignment recording information: at Reception No. 521905 in Book 103 at Page 1488

Assignee: MidFirst Bank, A Federally Chartered Savings Association
Assignment dated: October 21, 2014
Assignment recorded: November 6, 2014
Assignment recording information: at Reception No. 521905 in Book 107 at Page 1235

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 \$146,903.00 which sum consists of the unpaid principal balance of \$123,263.11 plus interest accrued to the date of the first publication of this notice in the amount of \$17,729.65, plus other costs in the amount of \$5,910.24, 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 MidFirst Bank, A Federally Chartered Savings Association, 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 June 17, 2016 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 FIVE, BLOCK TWO, FIRST ADDITION TO
COURT PLACE ADDITION TO THE CITY OF
WORLAND, WASHAKIE COUNTY, WYOMING**

with an address of 1217 Pulliam Avenue, Worland, Wyoming 82401.

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

Dated this 13th day of May, 2016.

MidFirst Bank, A Federally Chartered
Savings Association
By: Tamara Schroeder Crolla, #6-3976
Weinstein & Riley, P.S.
123 West 1st Street, Suite 433
Casper, Wyoming 82601-2482
307-462-2690

May 20-27, June 3-10, 2016
