
PUBLIC NOTICE

POSTPONEMENT NOTIFICATION

Below sale is being postponed from May 13, 2016 to June 17, 2016

At 10:00 AM at the front door of the Washakie County Courthouse located at Washakie County Courthouse, 1023 Big Horn Avenue, Worland, Wyoming 82401

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 February 6, 2009 and recorded on February 9, 2009 at REC# 0535303 in Book 116, Page 743 in the records of Washakie County, Wyoming from Gregory A Bankert and Erin E. Bankert, to Mortgage Electronic Registration Systems, Inc. as nominee for Taylor, Bean & Whitaker Mortgage Corp. for the amount \$84,932.00. The Mortgage having been assigned to Bank of America, N.A. through an assignment recorded August 10, 2012 at REC# 0553564 in Book 130, Page 855 and now in possession of Carrington Mortgage Services, LLC, through an assignment recorded on October 27, 2015 at REC# 0569922 in Book 143, Page 431 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 \$96,086.08 which consists of the unpaid principal balance of \$79,897.49, plus interest accrued to the date of this first publication of this notice in the amount of about \$10,516.45 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 January 29, 2016 at 10:00 AM at the front door of the Washakie County Courthouse located at Washakie County Courthouse, 1023 Big Horn Avenue, P.O. Box 862, Worland, Wyoming 82401. For application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to wit:

LOT TWO (2), BLOCK EIGHT (8), CLOUD PEAK ADDITION
TO THE CITY OF WORLAND, WASHAKIE COUNTY, STATE
OF WYOMING.

With an address of 410 EAST LANE, 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
216 16th Street, Suite 1210
Denver, CO 80202
Phone: 720-259-6710

May 24-31, June 7-14, 2016
