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# PUBLIC NOTICE

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## NOTICE OF FORECLOSURE SALE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a promissory note and mortgage dated July 6, 2012 executed and delivered by Matthew Vigil and Katrina Vigil, as Mortgagors, in favor of of Mortgage Electronic Registration Systems, Inc. (MERS), as Mortgagee, solely as nominee for Lender, Quicken Loans Inc., recorded on July 18, 2012 as Rec. No. 0553001, Book 130, Page 250 in the public records in the office of the county clerk of Washakie County, Wyoming; as assigned to Federal National Mortgage Association, recorded May 12, 2016 as Rec. No. 0572066, Book 145, Page 827, in the public records in the office of the county clerk of Washakie County, Wyoming. The premises that are described in the Mortgage are as follows:

**Parcel I:**

A PARCEL OF LAND IN THE SW 1/4 NE 1/4 of Section 1, Township 46 North, Range 93 West, of the 6th P.M., Original Government Survey, Washakie County, Wyoming, being part of Tract 128, Township 46 North, Range 92 West, of the Resurvey, being described as follows:

BEGINNING AT THE southwest corner of Tract 8-1 of the Mo'ra Ka'ni Subdivision, as shown on the map filed for record in the Office of the County Clerk of Washakie County, Wyoming, in Book 67, Photo Records, Pages 1 and 2; thence N.70°22'34"W., 190.16 feet; thence N.12°23'19"W., 192.02 feet to a

point on the north boundary of a parcel of land described in a warranty deed filed for record in Book Micro 9, Page 119; thence S.86°36' E., 121.82 feet along said north boundary; thence S.89°23' E., 200.00 feet along the said north boundary, to the northeast corner of said parcel of land on the west line of Tract 6-1 of the Mo'ra Ka'ni Subdivision, said corner being located N.22°21' W., 60.00 feet from the southwest corner of said Tract 6-1; thence S.22°21' W., 266.35 feet, along the west boundary of said Mo'ra Ka'ni Subdivision, to the southwest corner of Tract 8-1, THE POINT OF BEGINNING.

**TOGETHER WITH THE FOLLOWING ACCESS ROAD DESCRIPTION:**

A NON-EXCLUSIVE right-of-way for access to the above described parcel, being described as follows:

BEGINNING AT THE southeast corner of said parcel, which is also described as the southwest corner of Tract 8-1 of the Mo'ra Ka'ni Subdivision; thence N.70°22'34"W., 190.16 feet along the south boundary of said parcel to the southwest corner of said parcel; thence S.16°10' W., 31.33 feet; thence S.70°22'34"E., 190.16 feet, to the northwest corner of Tract 10-1, in said Mo'ra Ka'ni Subdivision; thence N.16°10' E., 31.33 feet TO THE POINT OF BEGINNING.

**Parcel II:**

A parcel of land in the SW 1/4 NE 1/4 of Section 1 T. 46 N., R. 93 W., of the Original Government Survey (being a part of W 1/2 of Tract 128, T. 46 N., R 92 W of the Resurvey), of the 6th P.M., Washakie County, Wyoming being described as follows: Beginning at the SW corner of the present Steven D. and

Pamela S. Shaffer Homesite, said corner being a point 190.16 feet N 70°22'34" W. of the SW corner of Tract 8-1 of the Mo'ra Ka'ni Subdivision, thence N. 12°23'19" W., 192.02 feet to a point on the north boundary of a parcel described in a Warranty Deed filed for record in Micro Book 9, at page 119, thence N. 86°36' W., 78.18 feet along north boundary of above said parcel, thence S. 81°15' W., 100 feet, thence S. 45°50' E., 298 feet, to a point on the SW corner of an existing access easement, thence S. 70°22'34" E., 132 feet, thence N. 16°10' E., 31.33 feet, to a point on the north side of existing easement, thence N. 70°22' 34" W., 132 feet to the point of beginning;

with an address of 1211 Shaffer Lane, Worland, WY 82401.

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, beneficiary, by Seterus, Inc., its Attorney-in-Fact, has served a written Notice of Intent to Foreclose the Mortgage by Advertisement and Sale pursuant to the terms of the Mortgage to the record owner or party in possession in accordance with the statute ten (10) days prior to the first publication of the sale.

The amount due and owing on the date of the first publication is \$256,157.60 which includes the unpaid principal and accrued but unpaid interest. Interest continues to accrue on the unpaid balance at the rate of \$29.01 per day.

The 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.

NOTICE IS HEREBY GIVEN, pursuant to W.S. § 34-3-101 et seq., (1977 Republished Edition) that the above described property will be at public venue sold by the Sheriff of Washakie County, to the highest bidder at the hour of 10:00 o'clock A.M. on the 16th of December, 2016, at the courthouse steps of Washakie County.

DATED this 24th day of October, 2016.

BY: Bruce S. Asay  
Associated Legal Group, LLC  
1807 Capitol Ave Suite 203  
Cheyenne, WY 82001  
(307) 632-2888

Attorney for Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, beneficiary, by Seterus, Inc., its Attorney-in-Fact

November 4-11-18-25, 2016.

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