
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 September 17, 2013, was executed and delivered by Jolene M. Conner ("Mortgagor(s)") to First Bank of Wyoming, Division of Glacier Bank, as security for the Note of the same date, and said Mortgage was recorded on September 18, 2013, at Instrument No. 0560362 in Book 134, Page 1832 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:

To Wyoming Community Development Authority on April 21, 2013, recorded April 23, 2014 at Instrument No. 0562996 in Book 137, Page 395. 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 \$70,438.25 which sum consists of the unpaid principal balance of \$67,875.60 plus interest accrued to the date of the first publication of this notice in the amount of \$1,300.94, plus other costs in the amount of \$1,261.71, 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 research the status of title before submitting a bid;

NOW, THEREFORE Wyoming Community Development Authority, 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 September 30, 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:

THE EAST 3 FEET OF LOT 26, ALL OF LOT 27, AND THE WEST 22 FEET OF LOT 28, BLOCK 3, DECKER ADDITION TO THE CITY OF WORLAND, WASHAKIE COUNTY, WYOMING

which has the address of 613 Washakie Avenue, Worland, Wyoming 82401.

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

Wyoming Community Development Authority
By: Danette Baldacci
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101 West Brundage Street
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1-844-280-7990

September 1-8-15-22, 2016
