
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 14, 2014, was executed and delivered by Derrick J Moser and Malva G Moser, Husband and Wife ("Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., ("MERS") acting solely as nominee for Pinnacle Bank – Wyoming, its successors and assigns, as security for the Note of the same date, and said Mortgage was recorded on February 14, 2014, at Reception No. 562158 in Book 136 at Page 1000 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: PennyMac Loan Services, LLC

Assignment dated: June 29, 2018

Assignment recorded: July 9, 2018

Assignment recording information: at Reception No. 580929 in Book 154 at Page 105

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 \$179,052.39 which sum consists of the unpaid principal balance of \$174,026.46 plus interest accrued to the date of the first publication of this notice in the amount of \$4,082.81, plus other costs in the amount of \$943.12, 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 PennyMac Loan Services, LLC, 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 7, 2018 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:

A PARCEL OF LAND IN THE NE1/4NW1/4 OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 92 WEST, 6TH P.M., WASHAKIE COUNTY, WYOMING BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE BLACK SUBDIVISION, AS DESCRIBED ON A PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF WASHAKIE COUNTY, WYOMING IN BOOK 1, PLAT RECORDS, ON PAGE 32; THENCE S. 0°22' W., 614.02 FEET ALONG THE WEST LINE OF SAID BLACK SUBDIVISION; THENCE N. 89°29' W., 385.82 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND; THENCE N. 0°11' E., 614.03 FEET ALONG THE EAST LINE OF SAID PARCEL, TO THE NORTHEAST CORNER OF SAID PARCEL, BEING ON THE NORTH LINE OF SAID NE1/4NW1/4 OF SAID SECTION 28; THENCE S. 89°29' E., 387.78 FEET, ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

with an address of 963 US Highway 16, Worland, Wyoming 82401. Also known as 963 East Highway 16, Worland, WY 82401 per Foreclosure Title Policy #5018856-3078058.

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

Dated this 25th day of July, 2018.

PennyMac Loan Services, LLC
By: Tamara Schroeder Crolla, #6-3976
Weinstein & Riley, P.S
123 West 1st Street, Suite 433
Casper, Wyoming 82601-
307-462-2690

August 2-9-16-23, 2018
