
PUBLIC NOTICE

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated March 15, 2007, executed and delivered by Frank Gentilini ("Mortgagor") to Fidelity Mortgage of NY a division of Delta Funding Corporation, , and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagor, to Mortgage Electronic Registration Systems, Inc., as nominee for Fidelity Mortgage of NY a division of Delta Funding Corporation, its successors and assigns as Mortgagee, and which Mortgage was recorded on April 23, 2007, at Reception No. 524536, in Book 109, at Page 673-689 in the public records in the office of the County Clerk and ex-officio Register of Deeds in and for Washakie County, State of Wyoming; and

All in the records of the County Clerk and ex-officio Register of Deeds in and for Washakie County, Wyoming.

WHEREAS, a Judgment was entered by the Washakie County District Court on April 18, 2018 and recorded on April 30, 2018, in Book 153, at Page 902, at Reception No. 580183, for the amount of \$83,073.74, plus interest, costs expended, late charges, and attorney's fees accruing thereafter through the date of sale, and ordering the foreclosure of the real property referenced below pursuant to Wyoming's Foreclosure Statutes; and

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;

WHEREAS, if the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of his/her/its money paid. The Purchaser shall have no further recourse against the Mortgagee, Mortgagor, Servicer or their attorneys;

NOW, THEREFORE HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2, 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 21, 2018 at the Washakie County Courthouse located at 1001 Big Horn Ave., Worland, WY 82401, for application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

Lot Five (5), Block Six (6), Evans Addition to the City of Worland, Washakie County, Wyoming, together with all improvements, appurtenances and water rights thereto belonging. Parcel ID # 204750254400600 (Tax No. R000248)

With an address of 717 South 11th Street, Worland, WY 82401 (the undersigned disclaims liability for any error in the address).

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

Mortgagee shall have the exclusive right to rescind the foreclosure sale during the redemption period. In the event that the sale is rescinded or vacated for any reason, the successful purchaser shall only be entitled to a refund of their purchase price and/or statutory interest rate.

Dated: August 15, 2018

HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2

By: _____
Benjamin J. Mann
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
801-355-2886
HWM File # 50264

August 24-31, September 7-14, 2018
