
PUBLIC NOTICE

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest and other conditions has occurred under the terms of a promissory note dated June 15, 2016 and subsequent change of terms agreement of March 10, 2017 executed and delivered by JV Lumber, LLC, a Wyoming Limited Liability Company to Central Bank & Trust and a real estate mortgage of June 15, 2016, securing said promissory note which mortgage was executed and delivered by John Hull and Victoria Hull, (the Mortgagors) to Central Bank & Trust, (the Mortgagee) which mortgage was recorded with the Washakie County, Wyoming County Clerk and ex-Officio Recorder of Deeds on June 17, 2016 at document number 0572456, Book 145, page 1696.

WHEREAS, the Mortgage contains a power of sale which by reason of said default, the Mortgagee declares to have become operative.

WHEREAS, that no suit or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or if any suit or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied in whole or in part;

WHEREAS, that the mortgage containing the power of sale has been duly recorded; and if it has been assigned, that all assignments have been recorded; and

WHEREAS, writing 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 mortgage 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 \$1,036,847.72 which sum consists of the unpaid principal balance of \$912,432.47 plus Interest accrued to the date of the first publication of this notice in the amount of \$63,241.73 plus late fees of \$2,665.72 and attorney's fees of \$49,844.34 and cost of collection of \$8,663.46 plus late fees, interest and attorney's fees incurred after the date of the first publication.

WHEREAS, the property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale. Any prospective purchase should research the status of title before submitting a bid;

NOW THEREFORE, Central Bank & Trust, as the Mortgagee, will have the Mortgage foreclosed as provided by law 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 AM o'clock in the forenoon on September 28, 2018 at the Courthouse Steps located at 1001 Big Horn Ave, Worland, Wyoming, Washakie County for application on the above-described amounts secured by the Mortgage, said mortgaged property being described as follows to-wit:

Parcel 1:

A parcel of land in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section 35, Township 47 North, Range 93 West of the Sixth Principal Meridian, Original Government Survey, being described under the Resurvey as part of the Tract 38, Washakie County, Wyoming, lying between the Easterly right of way line of the Burlington Northern Railroad and the East line of said Section 35, and being more particularly described as follows: Beginning at a point on the East line of said section 35, said point being located S 00°21' E, 743.3 feet from the Northeast corner of said Section 35; thence S 00°21' E, 206.80 feet along said East line of Section 35; thence S 89°39' W, 473.23 feet to a point on the Easterly right of way line of the Burlington Northern Railroad; thence N 26°20' E, 231.45 feet along said Easterly right of way line; thence N 89°39' E, 369.3 feet to the point of beginning.

Parcel 2:

A parcel of land in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section 35, Township 47 North, Range 93 West of the Sixth Principal Meridian, Original Government Survey, Washakie County, Wyoming, also being a part of Tract 38, T47N, R93W, Resurvey, lying East of the Easterly right of way line of the Burlington Northern Railroad, being more particularly described as follows: Beginning at a point on the East line of said NE1/4NE1/4, a 1/4" x 1/4" x 2" steel spike with an aluminum washer, from which the East quarter corner of said Section 35 is S 00°15'14" E, 1579.59 feet; thence S 89°44'20" W, 527.56 feet to a point on the Easterly right of way line of said railroad, a 5/8" x 2" rebar with a 1 1/2" aluminum cap; thence N 26°14'36" E, along the Easterly right of way line of said railroad, for a distance of 130.14 feet to the Southwest corner of a 2.0 acre parcel of land recorded Photo Book 127 at page 557 in Washakie County Clerk's Office, a 5/8" x 2" rebar with a 1 1/2" aluminum cap; thence N 89°44'20" E, along the South line of said 2.0 acre parcel of land, for a distance of 469.49 feet to a point on the East line of said NE1/4NE1/4, for a distance of 116.46 feet to the point of beginning.

With an address of: 1214/1218 South Flat Rd, Worland, Wyoming
Together with all improvements thereon situate and all fixtures and appurtenances thereto.

Dated: August 10, 2018

THOMAS A. FASSE
Miller & Fasse, PC attorneys for
Central Bank & Trust
710 N. 8th West
Riverton, Wyoming

August 30, September 6-13-20, 2018
