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# PUBLIC NOTICE

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## FORECLOSURE SALE NOTICE (For Publication)

**WHEREAS NOTICE IS HERBY GIVEN** that a default in the payment under the terms of a secured and perfected Note has occurred. The Note is secured by a Mortgage dated February 1, 2013 and recorded on February 1, 2013 at REC # 0556510 Book 132, Page 752 in the records of Washakie County, Wyoming from Martin A Johnston, to Mortgage Electronic Registration Systems, Inc., as nominee for Pinnacle Bank - Wyoming for the amount of \$154,591.00. The Mortgage having been assigned to and now in possession of JP Morgan Chase Bank, National Association, through an assignment recorded on July 6, 2015 at REC# 0568455 Book 142, Page 52 in the records of Washakie County, Wyoming.

**WHEREAS** the Mortgage contains a power of sale, which by reason of the default that has occurred, the Mortgagee has declared to become operative, and no suit or proceeding has been instituted to recover the debt secured by the Mortgage, or any part thereof, nor has any suit or proceeding instituted and the same discontinued and:

**WHEREAS** written Notice of Intent to Foreclose by Sale and Advertisement has been served upon the record owner and party in possession of the mortgaged premises at least ten (10) days prior to commencement of the publication, and the amount due upon the Mortgage at the date of first publication of this notice of sale being the total sum of \$182,277.74 which consists of the unpaid principal balance of \$130,120.61, plus outstanding charges, attorney fees, costs expected, accruing interest and late charges after the date of first publication of this notice.

**WHEREAS** this 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.

**NOW, THEREFORE** JP Morgan Chase Bank, National Association as Mortgagee, will have the Mortgage foreclosed as by law provided by having the mortgaged property sold at public venue by the Sheriff or Deputy Sheriff in and for Washakie County, Wyoming to the highest bidder for cash on January 28, 2022 at 10:00 AM at the front door of the Washakie County Courthouse located at 1023 Big Horn Avenue Worland, Wyoming 82401. For application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to wit:

LOT 4, BLOCK 7, EVERT ADDITION TO THE CITY OF  
WORLAND, WASHAKIE COUNTY, WYOMING.

With an address of 508 S 17th Street, Worland, Wyoming 82401. Together with all improvements thereon situated and all fixtures and appurtenances, thereto.

JP Morgan Chase Bank, National Association  
Scott D. Toebben, Wyoming State Bar No. 7-5690  
Randall S. Miller & Associates, P.C. - CO  
216 16th Street, Suite 1210  
Denver, CO 80202  
Phone: 720-259-6710  
wyoming@rsmalaw.com

December 23-30, 2021, January 6-13, 2022

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