
PUBLIC NOTICE

NOTICE OF REAL ESTATE MORTGAGE FORECLOSURE BY ADVERTISEMENT AND SALE

On January 30, 2008, Allen B. Tolley made, executed, and delivered in favor of Big Horn Federal Savings Bank his promissory note in the principal sum of \$87,530.94. As collateral for that promissory note, on January 30, 2008, Allen B. Tolley made, executed and delivered a mortgage to Big Horn Federal Savings Bank, as Mortgagee. The mortgage was recorded on February 13, 2008 as Document Number 0529500, in Book 112, Pages 878, in the office of the Washakie County Clerk and Recorder in Worland, Wyoming. That mortgage is made a part hereof and incorporated herein by reference. The mortgage covers the following described real property located in Washakie County, Wyoming, to wit:

Block 3, Lot 7, Evans Addition to the City of Worland, Washakie County, Wyoming, commonly described as 731 South 14th St., Worland, Wyoming 82401.

(hereinafter referred to as the "Property").

The record owners of the property are Richard James Tolley, Dawn Elizabeth Tolley and Laura Lynn Tolley. Allen B. Tolley died testate on March 7, 2019. His children, Richard James Tolley, Dawn Elizabeth Tolley and Laura Lynn Tolley are his sole heirs, devisees and legatees and may have or claim some interest in the property.

A written notice of intent to foreclose the mortgage by advertisement and sale has been served upon the record owner(s), Richard James Tolley, Dawn Elizabeth Tolley and Laura Lynn Tolley, and any person(s) in possession of the mortgaged premises at least ten (10) days prior to the commencement of this publication. In addition, a copy of the Notice of Intent to Foreclose Mortgage by Advertisement and Sale and this Notice of Real Estate Mortgage Foreclosure by Advertisement and Sale was served by certified mail, return receipt requested upon all holders of recorded mortgages and liens subordinate to the Mortgage being foreclosed. The amount due on the Promissory Note and Mortgage as of December 31, 2020 (the first date of publication) is principal of \$69,513.95, accrued interest of \$5,416.36, late charges of \$373.80, past due escrow of \$1,746.77, unapplied funds of (\$259.43) expenses of \$438.10 and attorney's fees and costs of \$2,310.00, for a total of \$79,539.55. Interest continues to accrue on the unpaid principal balance at the rate of \$10.62 per day. Additional sums will accrue for legal fees, late charges and costs expended including costs of this publication. The Mortgagor has failed to pay the principal and interest on the Promissory Note and Mortgage described herein when the same became due and payable, and the default was not cured pursuant to the Notice of Default and Intent to Foreclose (September 22, 2020) served by Big Horn Federal Savings Bank and the Notice of Intent to Foreclose also served by Big Horn Federal Savings Bank.

No suit or proceeding has been instituted at law or otherwise to recover the debt secured by the Mortgage or any part thereof.

TAKE NOTICE THAT, Big Horn Federal Savings Bank, pursuant to the power of sale by advertisement contained in the Mortgage, and pursuant to Wyoming law, will cause the real property to be foreclosed and therefore, that the above described real property, together with improvements thereon, will be sold by the Sheriff or Deputy Sheriff of Washakie County, Wyoming, to the highest bidder, for cash, at public vendue, on the steps of the Washakie County Court House, 1001 Big Horn Avenue, Worland, WY 82401, at 10:00 o'clock a.m. on the 29th day of January, 2021. The proceeds of the sale shall be applied first to the amounts claimed to be due on the Note and Mortgage. Thereafter, the proceeds will be applied in satisfaction of obligations secured by any subordinate or junior mortgage or other lien on the real estate sold at the foreclosure sale and on demand, any surplus to the Mortgagor or record owners.

The 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.

Dated this 10th day of December, 2020.

BIG HORN FEDERAL SAVINGS BANK
c/o Randy L. Royal
Randy L. Royal, P.C.
P. O. Box 551
Greybull, Wyoming 82426
(307) 765-4433

December 31, 2020, January 7-14-21, 2021
