
PUBLIC NOTICE

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 January 17, 2003 and recorded on January 23, 2003 at REC # 497802 Book 92, Page 573 in the records of Washakie County, Wyoming from John E. Melin and Jacquelyn D. Melin, to Wells Fargo Home Mortgage, Inc. for the amount of \$105,018.00. The Mortgage having been assigned to and now in possession of U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, through assignments recorded on April 23, 2012 at REC# 0551620 Book 129, Page 515 and July 5, 2017 at REC# 0576849 Book 150, Page 2 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 \$125,360.53 which consists of the unpaid principal balance of \$122,055.20, 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 U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT 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 February 2, 2018 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:

A parcel of land in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, T. 47 N., R. 93 W., of the 6th P.M., Original Government Survey, Worland, Washakie County, Wyoming, being within Tract 46A of the Resurvey, and being within Lot 2-26, as designated on a plat filed for record in the office of the County Clerk of Washakie County, Wyoming, in Book 6 Miscellaneous Records, on Page 385, said parcel being more particularly described as follows: Beginning at a point on the west line of Division Street in the City of Worland, Wyoming, said point being located S. 9°40' W., 366.06 feet and S. 0°14' W., 100.14 feet from the northeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 26, said northeast corner being described under the Resurvey as Corner Number 1 of Tract 46; thence S. 0°14' W., 131.89 feet along said west line of Division Street, to the northeast corner of a parcel of land described in a Warranty Deed filed for record in Book 48, Microfilm Records, on Page 1772; thence N. 78°30' W., 42.46 feet, along the north line of said parcel, to the northeast corner of a parcel of land described in a Warranty Deed filed for record in Book 81, Photo Records, on Page 611; thence N. 78°30' W., 153.21 feet, long the north line of said parcel, to the northwest corner of said parcel; thence N. 11°30' E., 130.00 feet; thence S. 78°16'43" E., 169.90 feet to the point of beginning.

As corrected by a Correction Affidavit Re: Scrivener's Error recorded November 30, 2017 at Reception No. 0578517, Book 151, Page 1087.

With an address of 201 Division Street, a/ka/a 400 Bridge Ave, Worland, Wyoming 82401. Together with all improvements thereon situated and all fixtures and appurtenances, thereto.

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT
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