

---

# 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 September 22, 2006, executed and delivered by Samuel Torrez and Beatrice Torrez to Gateway Financial Services and a real estate mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by Samuel Torrez and Beatrice Torrez, husband and wife (the "Mortgagors"), to Mortgage Electronic Registration Systems, Inc., as nominee for Gateway Financial Services, and which Mortgage was recorded on September 29, 2006, as Doc. No.:0521141 BK:106 PG:2455-2473, re-recorded on 11/28/2006 at Reception No. 522023, Book 107, Page 1385-1403, to include a new ARM rider in the records of the office of the County Clerk and ex-officio Register of Deeds in and for Washakie County, State of Wyoming; and

WHEREAS, the mortgage was assigned for value as follows:  
Assignee: Citimortgage, Inc  
Assignment dated: 07/20/2022  
Assignment recorded: 07/20/2022  
Assignment recording information: Doc No. 0596573 Bk 170 Pg 419

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

WHEREAS, the Mortgage contains a power of sale which by reason of said default, the Mortgagee declares to have become operative, and no suit or proceeding has been instituted at law to recover the debt secured by the Mortgage, or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued; and

WHEREAS, written 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 mortgaged 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 \$41,291.90 which sum consists of the unpaid principal balance of \$36,524.96 plus Interest accrued to the date of the first publication of this notice in the amount of \$2,092.59, plus attorneys' fees, costs expended, and accruing interest and late charges after the date of first publication of this notice of sale;

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;

NOW, THEREFORE CitiMortgage, Inc., 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 July 14, 2023, at Courthouse Steps 1000 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 3, BLOCK 6, COURT PLACE ADDITION TO THE CITY OF WORLAND, WASHAKIE COUNTY, WYOMING.**

With an address of: 1012 Pulliam Avenue, Worland, WY 82401

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

Date: 05/18/2023

Brian G. Sayer  
Brian G. Sayer  
C. Morgan Lasley  
Marcello G. Rojas  
THE SAYER LAW GROUP, P.C.  
925 E. 4th St.  
Waterloo, Iowa 50703  
319-234-2530  
319-232-6341

June 1-8-15-22, 2023

---