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# PUBLIC NOTICE

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## NOTICE OF FORECLOSURE SALE

Default having occurred and all prerequisites to foreclosure having been met, notice is hereby given that the mortgage given by Ralph Rivera, Jr., a single person, mortgagor, in favor of Security State Bank, mortgagee, dated August 20, 2013, recorded August 21, 2013, in Micro Book 134, at Page 1144 of Records in the Office of the Clerk of Washakie County, Wyoming, given to secure payment of a note in the original amount of One Hundred Four Thousand Eight Hundred Forty Six Dollars and 00/100 (\$104,846.00). Said note and mortgage were assigned to the Wyoming Community Development Authority by Assignment dated August 20, 2013, and recorded August 21, 2013, in Micro Book 134 at Page 1161 of Records in the Office of the Clerk of Washakie County, Wyoming. The past amount due as of February 23, 2023, is Three Thousand Six Hundred Ninety Three Dollars and 54/100 (\$3,693.54), plus accruing interest, fees and costs, and the amount due as of February 23, 2023, is Sixty Seven Thousand One Hundred Twenty Six Dollars and 74/100 (\$67,126.74), plus accruing interest, fees and costs. Said mortgage contains a power of sale which by reason of default the owner of the Note and Mortgage 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. 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 days prior to the commencement of this publication. *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 the bid.*

Therefore, said mortgage will be foreclosed by sale of the real property described as:

THE WEST 10 FEET OF LOT 7, ALL OF LOT 8, AND THE EAST 20 FEET OF LOT 9, BLOCK 1, DECKER ADDITION TO THE CITY OF WORLAND, WASHAKIE COUNTY, WYOMING

which has the address of 709 Thomas Avenue, Worland, Wyoming 82401, to be sold by public auction by the Sheriff to the highest bidder, for cash, at 10:00 a.m. on March 31, 2023, at the front steps of the Washakie County Courthouse, 1001 Big Horn Avenue, Worland, Wyoming 82401. The sale will take place only if a representative of the Wyoming Community Development Authority, or its agent, is present.

Wyoming Community Development Authority  
By: Thomas A. Valdez  
Chapman Valdez & Lansing  
125 West Second Street  
P.O. Box 2710  
Casper, WY 82602  
(307) 237 1983  
(307) 577-1871 fax

March 2-9-16-23, 2023

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