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# PUBLIC NOTICE

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## NOTICE OF FORECLOSURE SALE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a promissory note and mortgage dated April 18, 2013, executed by Karlee J. Royal, as Mortgagor, in favor of Mortgage Electronic Registration Systems Inc. ("MERS"), as Mortgagee solely as nominee for Lender and Lender's successors and assigns, Prospect Mortgage, LLC, A Limited Liability Company, recorded on April 18, 2014 as Rec. No. 0558188, Book 133 of Photos, Page 610 of official records in the County Recorder's Office of Washakie County, Wyoming; as assigned to Lakeview Loan Servicing, LLC, recorded September 18, 2018 as Rec. No. 0581799, Book 154, Page 1784, in the public records in the office of the county clerk of Washakie County, Wyoming. The premises that are described in the Mortgage are as follows:

Lot 1, Block 9, Pulliam Addition to the City of Worland, Washakie County, Wyoming.

with an address of 909 Grace Avenue, Worland, WY 82401.

Lakeview Loan Servicing, LLC, through its servicer, LoanCare has served a written Notice of Intent to Foreclose the Mortgage by Advertisement and Sale pursuant to the terms of the Mortgage to the record owner or party in possession in accordance with the statute ten (10) days prior to the first publication of the sale.

The amount due and owing on the date of the first publication is \$85,782.36 which includes the unpaid principal and accrued but unpaid interest. Interest continues to accrue on the unpaid balance at the rate of \$8.62 per day.

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.

NOTICE IS HEREBY GIVEN, pursuant to W.S. §34-3-101 et seq., (1977 Republished Edition) that the above described property will be at public venue sold by the Sheriff of Washakie County, to the highest bidder at the hour of 10:00 o'clock A.M. on the 26th day of April, 2019, on the courthouse steps of Washakie County.

DATED this 15th day of March, 2019.

BY: Bruce S. Asay  
Associated Legal Group, LLC  
1812 Pebrican Avenue  
Cheyenne, WY 82001  
(307) 632-2888  
Attorney for Lakeview Loan Servicing, LLC, through its servicer, LoanCare

March 21-28, April 4-11, 2019.

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