
PUBLIC NOTICE

NOTICE OF JUDICIAL FORECLOSURE

Notice is hereby given that on the 24th day of January, 2024 Stellar Concept, Properties, Inc. obtained an Order of the Court in Washakie County District Court Civil Number 2023-CV-0041, allowing it to pursue foreclosure at public vendue of that certain real property owned by Don Guthrie both individually, and on behalf of, Don's Handyman Service. The real property is described as follows:

Lots 9, 10, 11, and 12 of Block 6, Original Town of Worland, Washakie County, Wyoming, excepting therefrom the West 7.73 feet of Lot 12, Block 6 Original Town of Worland, Washakie County, Wyoming., together with all improvements and appurtenances thereto attached and belonging. The address of the property is 606 Big Horn Avenue, Worland, Wyoming 82401.

The total amount due and owing upon the Judgment being foreclosed is \$26,582.50 to which will be added interest upon said judgment at 10 per cent per annum, costs of the sale, additional interest, publication costs, attorney's fees and costs of preservation of the property incurred by the lien holder, Stellar Concept Properties, Inc.

Written notice of intent to pursue judicial foreclosure of this judgment has been served upon the record owner, Don Guthrie more than 10 days prior to the publication of this notice of intent to foreclose lien.

The property being foreclosed upon may be subject to other liens and encumbrances. Prospective buyers at the sale are hereby placed upon notice that the sale will be as is where is with no warranties of title. Any person or entity submitting a bid upon this property shall be doing so at their own risk and subject to any liens or other encumbrances relating to this property. Stellar Concept Properties, Inc. makes no warranties whatsoever regarding the sufficiency of title to the property described above and that is the subject of this judicial foreclosure.

The property which is the subject of this judicial foreclosure will be sold at public vendue by the Sheriff of Washakie County or his Deputy to the highest bidder for cash on the 13th of June, 2024 at 10:30 a.m, on the front steps of the Washakie County Courthouse, 1001 Big Horn Avenue, Worland, Wyoming 82401. The property will be sold subject to any and all other liens and encumbrances and shall include all appurtenances and fixtures thereto attached and belonging.

Dated this 22nd day of April, 2024.

/s/ John P. Worrall
John P. Worrall Bar # 5-1697
Attorney for Stellar Concept Properties. Inc.
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Worland, Wyoming 82401
307-388-8242

May 2-9-16-23, 2024
