
PUBLIC NOTICE

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a Promissory Note Loan Number 4000731187 dated April 2, 2010, executed and delivered by Ryan T. Allen, Mortgagor, to Pinnacle Bank-Wyoming, Thermopolis Branch, 125 South 5th Street, P.O. Box 1369, Thermopolis, WY 82443, a Wyoming Banking Corporation, Mortgagee, and a Mortgage of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagor(s) to said Mortgagee, and which mortgage was recorded at the Office of the County Clerk and Ex-Officio Registrar of Deeds in and for Washakie County, Wyoming on April 5, 2010 at 9:12 AM, as Instrument No. 0540540, Book 121, at Page 39-51; and

WHEREAS, default in the payment of principal and interest has occurred under the terms of a Promissory Note Loan Number 4000733137 dated October 14, 2010, executed and delivered by Ryan T. Allen, Mortgagor, to Pinnacle Bank-Wyoming, Thermopolis Branch, 125 South 5th Street, P.O. Box 1369, Thermopolis, WY 82443, a Wyoming Banking Corporation, Mortgagee, and a Mortgage of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagor(s) to said Mortgagee, and which mortgage was recorded at the Office of the County Clerk and Ex-Officio Registrar of Deeds in and for Washakie County, Wyoming on October 26, 2010 at 8:22 AM, as Instrument No. 0543557, Book 123, at Page 379-479; and

WHEREAS, the Mortgagor is in default of said Mortgages and the Promissory Notes secured by same; and

WHEREAS the Mortgagee, Pinnacle Bank-Wyoming, Thermopolis Branch, did file a foreclosure action against the Defendant-Mortgagor, Ryan T. Allen, as Civil No. CV-2018-0054 in the District Court of Washakie County for the Fifth Judicial District on July 7, 2018; and

WHEREAS, the Mortgagee obtained a Default Judgment and Decree of Foreclosure on the mortgaged property in Civil No. CV-2018-0054 in the District Court of Washakie County for the Fifth Judicial District on August 9, 2019; and

WHEREAS, the Mortgagee obtained a Determination of Sum Certain Damages Judgment in Civil No. CV-2018-0054 in the District Court of Washakie County for the Fifth Judicial District on November 12, 2019; and

WHEREAS, written Notice of Intent to Foreclose the Mortgage has been served upon the record owner and the party in possession of the mortgaged premises prior to the commencement of this publication, and the amount due upon the Mortgages on the date of first publication of this Notice of Sale being the total sum of \$45, 934.00, which sum consists of the unpaid principal, interest and fees, along with these additional publication costs and ongoing attorney's fees and costs expended, and accruing interest and late charges after the date of first publication of Notice of Sale; and

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; and

WHEREAS, if the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of his/her/its money paid. The Purchaser shall have no further action or recourse against the Mortgagee or their attorneys;

NOW THEREFORE, the Pinnacle Bank-Wyoming, Thermopolis Branch, a Wyoming Banking Corporation, 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/Under-Sheriff in and for Washakie County, Wyoming to the highest bidder for cash at 10:00 o'clock a.m. on June 5, 2020, at the front door of the Washakie County Courthouse, located at 1001 Big Horn Avenue, Worland, Wyoming, Washakie County, for application on the above-described amounts secured by the Mortgage, said mortgaged property being described as follows:

Lot 6, Resurvey (NW1/4NE1/4, Original Survey), Section 19, Township 45 North, Range 94 West of the Sixth Principal Meridian, Washakie County, Wyoming, together with all improvements thereon situate and all fixtures and appurtenances thereto.

Address: 2569 U.S. Highway 20 South, Worland, Wyoming 82401.

DATED this _____ day of April, 2020.

Pinnacle Bank-Wyoming, Thermopolis
Branch, a Wyoming Banking Corporation

By: _____
James A. Michel, Jr.
APEX Legal, P.C.
1112 Robertson Ave.
P.O. Box 552
Worland, WY 82401

May 7-14-21-28, 2020
