
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 December 07, 2017, executed and delivered by Clifford J. Greco to Loandepot.com, LLC and a real estate mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by Clifford J. Greco (the "Mortgagors"), to Mortgage Electronic Registration Systems, Inc., as nominee for Loandepot.com, LLC, and which Mortgage was recorded on December 27, 2017, as Instrument No. 0578763, Book 151, Page 1410 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: Specialized Loan Servicing LLC
Assignment dated: 10/11/2022
Assignment recorded: 10/14/2022
Assignment recording information: Instrument No. 0597343
BK:171 Pg: 148

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 \$134,996.71 which sum consists of the unpaid principal balance of \$126,623.24 plus Interest accrued to the date of the first publication of this notice in the amount of \$2,822.44, 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 Specialized Loan Servicing LLC, 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 December 16, 2022, 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:

TRACT 14-1, AMENDED PLAT OF KLEIN SCHMIDT #2
SUBDIVISION, WASHAKIE COUNTY, WYOMING.

With an address of: 780 Bunny Dr , Worland, WY 82401

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

Date: 11/02/2022

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

This instrument was acknowledged before me on the 2nd day of November, 2022 by Brian G. Sayer as attorney of The Sayer Law Group, P.C.

Shannon Saul
Notary Public

November 10-17-24, December 1, 2022
