
PUBLIC NOTICE

NOTICE OF REAL ESTATE MORTGAGE FORECLOSURE BY ADVERTISEMENT AND SALE

On September 11, 2018, Todd A. Easton, made, executed, and delivered in favor of Big Horn Federal Savings Bank his promissory note in the principal sum of \$80,750.00. As collateral for that promissory note, on September 11, 2018, Todd A. Easton made, executed and delivered a mortgage to Big Horn Federal Savings Bank, as Mortgagee. The mortgage was duly recorded on September 11, 2018 as Document Number 0581725, in Book 154, Page 1648-1653, in the office of the Washakie County Clerk and Recorder in Worland, Wyoming. That mortgage is made a part hereof and incorporated herein by reference. The mortgage covers the following described real property located in Washakie County, Wyoming, to wit:

**The West 62 feet of Lot 2, Block 6, Sage Creek
Addition to the City of Worland, according to the
plat recorded in Book 1 of Plats, page 34, Washakie
County, Wyoming, commonly described as 1900
Cardinal St., Worland, WY 82401.**

(hereinafter referred to as the "Property").

The record owner of the property is Todd A. Easton.

A written notice of intent to foreclose the mortgage by advertisement and sale has been served upon the record owner and any person in possession of the mortgaged premises at least ten (10) days prior to the commencement of this publication. In addition, a copy of the Notice of Intent to Foreclose Mortgage by Advertisement and Sale and this Notice of Real Estate Mortgage Foreclosure by Advertisement and Sale was served by certified mail, return receipt requested upon all holders of recorded mortgages and liens subordinate to the Mortgage being foreclosed. The amount due on the Promissory Note and Mortgage as of November 26, 2020 (the first date of publication) is principal of \$77,805.44, accrued interest of \$3,550.96, late charges of \$129.10, past due escrow in the amount of \$937.17, PMI Hold of \$40.38, Mortgage Release Fee of \$12.00 and attorney's fees and costs of \$1,384.00, for a total of \$83,859.05. Interest continues to accrue on the unpaid principal balance at the rate of \$9.86 per day. Additional sums will accrue for legal fees, late charges and costs expended including costs of this publication. The Mortgagor has failed to pay the principal and interest on the Promissory Note and Mortgage described herein when the same became due and payable, and he failed to cure the default pursuant to the Notice of Default and Intent to Foreclose (September 1, 2020) served on Todd A. Easton by Big Horn Federal Savings Bank and the Notice of Intent to Foreclose also served on him by Big Horn Federal Savings Bank.

No suit or proceeding has been instituted at law or otherwise to recover the debt secured by the Mortgage or any part thereof.

TAKE NOTICE THAT, Big Horn Federal Savings Bank, pursuant to the power of sale by advertisement contained in the Mortgage, and pursuant to Wyoming law, will cause the real property to be foreclosed and therefore, that the above described real property, together with improvements thereon, will be sold by the Sheriff or Deputy Sheriff of Washakie County, Wyoming, to the highest bidder, for cash, at public vendue, on the steps of the Washakie County Court House, 1001 Big Horn Ave., Worland, WY 82401, at 10:00 o'clock a.m. on the 8th day of January, 2021. The proceeds of the sale shall be applied first to the amounts claimed to be due on the Note and Mortgage. Thereafter, the proceeds will be applied in satisfaction of obligations secured by any subordinate or junior mortgage or other lien on the real estate sold at the foreclosure sale and on demand, any surplus to the Mortgagors as their interest appears.

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.

Dated this 5th day of November, 2020.

BIG HORN FEDERAL SAVINGS BANK
c/o Randy L. Royal
Randy L. Royal, P.C.
P. O. Box 551
Greybull, Wyoming 82426
(307) 765-4433

November 26, December 3-10-17, 2020
