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# PUBLIC NOTICE

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## FORECLOSURE SALE NOTICE (For Publication)

**WHEREAS NOTICE IS HERBY GIVEN** that a default in the payment under the terms of a secured and perfected Note has occurred. The Note is secured by a Mortgage dated January 12, 2018 and recorded on January 12, 2018 at REC # 0578936 Book 152, Page 210 in the records of Washakie County, Wyoming from Johnathan M Kelley, to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans for the amount of \$166,526.00. The Mortgage having been assigned to and now in possession of PennyMac Loan Services, LLC, through an assignment recorded on October 17, 2018 at REC# 582110 Book 155, Page 118 in the records of Washakie County, Wyoming.

**WHEREAS** the Mortgage contains a power of sale, which by reason of the default that has occurred, the Mortgagee has declared to become operative, and no suit or proceeding has been instituted to recover the debt secured by the Mortgage, or any part thereof, nor has any suit or proceeding instituted and the same discontinued and:

**WHEREAS** written Notice of Intent to Foreclose by Sale and Advertisement has been served upon the record owner and party in possession of the mortgaged premises at least ten (10) days prior to commencement of the publication, and the amount due upon the Mortgage at the date of first publication of this notice of sale being the total sum of \$171,805.85 which consists of the unpaid principal balance of \$166,096.45, plus outstanding charges, attorney fees, costs expected, accruing interest and late charges after the date of first publication of this notice.

**WHEREAS** this 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.

**NOW, THEREFORE** PennyMac Loan Services, LLC as Mortgagee, will have the Mortgage foreclosed as by law provided by having the mortgaged property sold at public venue by the Sheriff or Deputy Sheriff in and for Washakie County, Wyoming to the highest bidder for cash on December 7, 2018 at 10:00 AM at the front door of the Washakie County Courthouse located at 1023 Big Horn Avenue, Worland, Wyoming 82401. For application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to wit:

LOT 23, BLOCK 6, EVERT ADDITION TO THE CITY OF WORLAND, ACCORDING TO THE PLAT RECORDED IN BOOK 61, PAGE 5, WASHAKIE COUNTY, WYOMING.

With an address of 1501 Howell Ave, Worland, Wyoming 82401. Together with all improvements thereon situated and all fixtures and appurtenances, thereto.

PennyMac Loan Services, LLC  
Scott D. Toebben, Wyoming State Bar No. 7-5690  
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November 9-16-23-30, 2018

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