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# PUBLIC NOTICE

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## FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a promissory note (the "Note") dated 08/13/2018 executed and delivered by Jonathan L. Schmidt-Walker to Pinnacle Bank - Wyoming and a real estate mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by Jonathan L. Schmidt-Walker, sole owner (the "Mortgagors"), to Mortgage Electronic Registration Systems, Inc., as nominee for Pinnacle Bank - Wyoming, and which Mortgage was recorded on 08/17/2018, as Instrument No. 0581428, Book : 154, Page No: 1033 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: Gateway Mortgage Group, a division of Gateway First Bank

Assignment dated: 01/30/2020

Assignment recorded: 02/04/2020

Assignment recording information: Instrument No. 0587001, Book: 160, Page: 626

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 \$ 121,364.67 which sum consists of the unpaid principal balance of \$110,383.17 plus Interest accrued to the date of the first publication of this notice in the amount of \$6,221.91 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 Gateway Mortgage Group, a division of Gateway First Bank, 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 AM o'clock in the forenoon on 12/04/2020 at the Courthouse Steps located at 1000 Big Horn Ave, Worland, Wyoming, Washakie County for application on the above-described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

LOT 23, BLOCK 4, EVERT ADDITION TO THE CITY OF WORLAND, WASHAKIE COUNTY, WYOMING.

With an address of: 1621 Culbertson Ave. Worland, WY 82401.

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

10/14/2020  
Date

Brian G. Sayer  
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

October 22-29, November 5-12, 2020

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