
PUBLIC NOTICE

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a promissory note ("Note") and real estate mortgage ("Mortgage"). The Mortgage dated February 3, 2011, was executed and delivered by Kristen D. Bancroft, a Single Woman ("Mortgagor(s)") to Mortgage Electronic Registration Systems Inc., ("MERS") acting solely as nominee for Quicken Loans Inc., its successors and assigns, as security for the Note of the same date, and said Mortgage was recorded on February 22, 2011, at Reception No. 545374 in Book 124 at Page 1351 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: Federal National Mortgage Association ("Fannie Mae")

Assignment dated: May 10, 2017

Assignment recorded: May 22, 2017

Assignment recording information: at Reception No. 576435 in Book 149 at Page 859

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 \$78,821.36 which sum consists of the unpaid principal balance of \$68,244.39 plus interest accrued to the date of the first publication of this notice in the amount of \$6,632.02, plus other costs in the amount of \$3,944.95, 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 search the status of title before submitting a bid;

NOW, THEREFORE Federal National Mortgage Association ("Fannie Mae"), 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 October 19, 2019 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, to-wit:

(Legal Description in recorded mortgage):

THE WEST FIFTY (50) FEET OF LOT ONE (1) AND THE EAST TEN (10) FEET OF LOT TWO (2) IN BLOCK THIRTY-SEVEN (37) OF COURT PLACE ADDITION TO THE CITY OF WORLAND, WYOMING; ALL OF LOT TEN (10) AND THE EAST TEN (10) FEET OF LOT ELEVEN (11) IN BLOCK THIRTY-SEVEN (37) OF SECOND ADDITION TO COURT PLACE ADDITION TO THE CITY OF WORLAND, WYOMING;

ALSO KNOWN AS:

(Legal Description from Record Owner Guarantee #4649-2862482):

THE WEST 50 FEET OF LOT 1, AND THE EAST 10 FEET OF LOT 2, BLOCK 37 OF COURT PLACE ADDITION TO THE CITY OF WORLAND, WASHAKIE COUNTY, WYOMING; AND ALL OF LOT 10 AND THE EAST 10 FEET OF LOT 11, BLOCK 37 SECOND ADDITION TO COURT PLACE ADDITION TO THE CITY OF WORLAND, WASHAKIE COUNTY, WYOMING;

with an address of 1218 Coburn Ave., Worland, Wyoming 82401.

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

Dated this 14th day of September, 2018.

Seterus, Inc.

By: Tamara Schroeder Crolla, #6-3976
Weinstein & Riley, P.S.

123 West 1st Street, Suite 433

Casper, Wyoming 82601-2482

307-462-2690

September 21-28, October 5-12, 2018
