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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 11/25/2005 executed and delivered by Lori Paulsen and Kenneth Paulsen, ("Mortgagor") to Beneficial Wyoming, Inc. and a real estate mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagors, to Beneficial Wyoming, Inc., and which Mortgage was recorded on 12/01/2005, as Reception No. 0515810, Micro Book 103 Page 1625 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 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 \$88,473.68 which sum consists of the unpaid principal balance of \$58,406.48 plus Interest accrued to the date of the first publication of this notice in the amount of \$7,839.64 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 BENEFICIAL WYOMING INC, 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 4/15/2016 at the Court-house 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 22, BLOCK 2, DECKER ADDITION TO THE CITY OF WORLAND, WASHAKIE COUNTY, WYOMING.

With an address of : 801 S. 6th St Worland, WY 82401.

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

03/11/2016  
Date

Brian G. Sayer  
Brian G. Sayer  
Klatt, Augustine, Sayer,  
Treinen & Rastede, P.C.  
925 E. 4th St.  
Waterloo, Iowa 50703  
319-234-2530  
319-232-6341

March 24-31, April 7-14, 2016

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