
PUBLIC NOTICE

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a promissory note (the "Note") dated 02/03/2011 executed and delivered by Kristen D. Bancroft to Quicken Loans Inc. and a real estate mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by Kristen D. Bancroft, a single woman (the "Mortgagors"), to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc. , and which Mortgage was recorded on 02/22/2011, as Instrument No. 0545374 Bk. 124 Pg. 1351-1370 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

Assignment dated: 05/10/2017

Assignment recorded: 05/22/2017

Assignment recording information: Instrument No. 0576435 Bk. 149 Pg. 859-860

Assignee: LSF11 Master Participation Trust

Assignment dated: 02/21/2019

Assignment recorded: 02/21/2019

Assignment recording information: Instrument No. 0583388 Bk. 156 Pg. 933

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 \$ 83,610.87 which sum consists of the unpaid principal balance of \$80,113.46 plus Interest accrued to the date of the first publication of this notice in the amount of \$1,619.80 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 LSF11 Master Participation Trust, 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 01/10/2020 at the Washakie County 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHAKIE, STATE OF Wyoming, AND IS DESCRIBED AS FOLLOWS.

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; TOGETHER WITH ALL BUILDINGS, IMPROVEMENTS AND APPURTENANCES THERETO ATTACHED AND BELONGING.

With an address of: 1218 Coburn Ave. Worland, WY 82401.

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

11/22/2019

Date

Brian G. Sayer

Brian G. Sayer

C. Morgan Lasley

Marcello G. Rojas

The Sayer Law Group, P.C.

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319-234-2530

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December 5-12-19-26, 2019
