

LEGAL 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 October 25, 2019, executed and delivered by Logan R. Spears ("Mortgagor") to Mortgage Research Center, LLC dba Veterans United Home Loans, and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagor, to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns as Mortgagee, and which Mortgage was recorded on October 25, 2019, at Reception No. 767015, in Book 387, at Page 869 in the public records in the office of the County Clerk and ex-officio Register of Deeds in and for Weston County, State of Wyoming; and

WHEREAS, the Mortgage was assigned for value as follows:

Assignee: Mortgage Research Center, LLC d/b/a Veterans United Home Loans a Missouri Limited Liability Corporation

Assignment dated: April 24, 2023

Assignment recorded: April 28, 2023

Assignment recording information: at Reception No. 773112, in Book 413, at Page 170 All in the records of the County Clerk and ex-officio Register of Deeds in and for Weston 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 as of July 11, 2023 being the total sum of \$148,485.72, plus interest, costs expended, late charges, and attorneys' fees accruing thereafter through the date 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;

WHEREAS, if the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of his/her/its money paid. The Purchaser shall have no further recourse against the Mortgagee, Mortgagor, Servicer or their attorneys;

NOW, THEREFORE Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Corporation, 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 Weston County, Wyoming to the highest bidder for cash at 10:00 o'clock in the forenoon on September 5, 2023 at the Weston County Courthouse located at 1 West Main, Newcastle, WY 82701, for application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

Lot 15, Block 9 of the Original Town of Newcastle, Weston County, Wyoming, according to the official plat thereof.

-AND-

A tract of land which lies in Lot 14, Block 9, Original Town of the City of Newcastle, Weston County, Wyoming, said tract being more particularly described as follows:

Commencing at the NE corner of Lot 14, Block 9, Original town of the City of Newcastle, Weston County, Wyoming, said corner being marked by an aluminum capped 5/8" rebar and is the point of beginning; thence S60°57'58"W for a distance of 6.83 feet to an aluminum capped 5/8" rebar; thence S28°21'04"E for a distance of 72.02 feet to an aluminum capped 5/8" rebar; thence S34°06'21"E for a distance of 88.38 feet to the SE corner of the tract, said corner being marked by an aluminum capped 5/8" rebar; thence N29°04'47"W for a distance of 160.02 feet to the NE corner of Lot 14 and the point of beginning.

With an address of 17 W Wakefield St, Newcastle, WY 82701 (the undersigned disclaims liability for any error in the address).

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

Mortgagee shall have the exclusive right to rescind the foreclosure sale during the redemption period. In the event that the sale is rescinded or vacated for any reason, the successful purchaser shall only be entitled to a refund of their purchase price and/or statutory interest rate.

Dated: June 26, 2023 Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Corporation

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