

# 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 April 30, 2019, executed and delivered by Bradlee Wright and Tina Wright ("Mortgagors") to CMG Mortgage, Inc. dba CMG Financial, and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagors, to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for CMG Mortgage, Inc. dba CMG Financial, its successors and assigns, as Mortgagee, and which Mortgage was recorded on May 1, 2019, at Reception No. 766303, in Book 384, at Page 772 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: AmeriHome Mortgage Company, LLC

Assignment dated: April 19, 2022

Assignment recorded: April 19, 2022

Assignment recording information: at Reception No. 771545, in Book 407 of Photos, at Page 290

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 April 12, 2024 being the total sum of \$133,363.83, 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 AmeriHome Mortgage Company, LLC, 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 May 21, 2024 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 Twelve (12), Block Six (6), Black Hills View Addition to Newcastle, Weston County, Wyoming, according to the recorded plat thereof.

With an address of 202 Highland Avenue, Newcastle, WY 82701-3032 (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: April 2, 2024

AmeriHome Mortgage Company, LLC

By: Katelyn Krabbenhoft

Halliday, Watkins & Mann, P.C.

376 East 400 South, Suite 300

Salt Lake City, UT 84111

801-355-2886

HWM File # WY10550