

LEGAL NOTICE

POSTPONEMENT OF FORECLOSURE SALE NOTICE

Default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated February 23, 2015, executed and delivered by Anthony K. Harris to American Advisors Group, and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by Anthony K. Harris, as Mortgagor, and Sue Ann Harris, as a non-borrowing spouse, to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for American Advisors Group, its successors and assigns, and which Mortgage was recorded on March 2, 2015, at Reception No. 758274, in Book 357, at Page 0614, and corrected by an Affidavit of Correction recorded on February 10, 2025 at Reception No. 775655, in Book 426, at Page 383, in the public records in the office of the County Clerk and ex-officio Register of Deeds in and for Weston County, Wyoming.

The Mortgage was assigned for value as follows:

Assignee: Carrington Mortgage Services LLC

Assignment dated: September 27, 2024

Assignment recorded: October 4, 2024

Assignment recording information: at Reception No. 775228, in Book 423, at Page 971 All in the records of the County Clerk and ex-officio Register of Deeds in and for Weston County, Wyoming.

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.

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 February 28, 2025 being the total sum of \$138,708.15, plus interest, costs expended, late charges, and attorney fees accruing thereafter through the date of sale.

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.

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, Carrington Mortgage Services LLC, as Mortgagee, had scheduled the Mortgage to be foreclosed by law 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 April 1, 2025 at the Weston County Courthouse located at 1 West Main, Newcastle, WY 82701, for application to the above-described amounts secured by the Mortgage, said mortgaged property being described as follows:

A tract of land in the SW1/4NE1/4 of Section 28, Township North, Range 61 West of the Sixth Principal Meridian, Weston County, Wyoming more particularly described as follows:

Commencing at the center 1/4 corner of Section 28, Township 45 North, Range 61 West of the Sixth Principal Meridian which is a 2" iron pipe; thence N00°07'E along 1/4 section line for a distance of 150.0 feet to the Northwest corner of Doug Scott Tract and the point of beginning; thence N00°07'E for a distance of 100.0 feet to the aluminum capped re-bar at the Northwest corner of the tract; thence N89°17'E for a distance of 150.0 feet to the aluminum capped re-bar at the Northeast corner of the tract; thence S00°07'W for a distance of 100.0 feet to the aluminum capped re-bar at the Southeast corner of the tract; thence S89°17'W for a distance of 150.0 feet to the aluminum capped re-bar at the Southwest corner of the tract and point of beginning.

-AND-

Description of a strip of land in the SW1/4NE1/4 of Section 28, Township 45 North, Range 61 West of the 6th P.M., Weston County, Wyoming and is more particularly described as follows:

Commencing at the Northwest corner of the Nash Tract which lays N00°07'E a distance of 250.0 feet from the center 1/4 corner of Section 28, T45N, R61W, which is marked by a 2" iron pipe and the NW corner of the Nash Tract is the point of beginning; thence N89°17'E along the North boundary of the Nash Tract for a distance of 150.3 feet to the found NE corner of the Nash Tract; thence N00°07' E for a distance of 15.0 feet to the NE corner of the strip of land; thence S89°17'W for a distance of 150.3 feet to the NW corner of the strip of land; thence S00°07'W for a distance of 15.0 feet to the point of beginning.

More Correctly Described As:

A tract of land in the SW1/4NE1/4 of Section 28, Township 45 North, Range 61 West of the Sixth Principal Meridian, Weston County, Wyoming more particularly described as follows:

Commencing at the center 1/4 corner of Section 28, Township 45 North, Range 61 West of the Sixth Principal Meridian which is a 2" iron pipe; thence N00°07'E along 1/4 section line for a distance of 150.0 feet to the Northwest corner of Doug Scott Tract and the point of beginning; thence N00°07'E for a distance of 100.0 feet to the aluminum capped re-bar at the Northwest corner of the tract; thence N89°17'E for a distance of 150.0 feet to the aluminum capped re-bar at the Northeast corner of the tract; thence S00°07'W for a distance of 100.0 feet to the aluminum capped re-bar at the Southeast corner of the tract; thence S89°17'W for a distance of 150.0 feet to the aluminum capped re-bar at the Southwest corner of the tract and point of beginning.

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Commencing at the Northwest corner of the Nash Tract which lays N00°07'E a distance of 250.0 feet from the center 1/4 corner of Section 28, T45N, R61W, which is marked by a 2" iron pipe and the NW corner of the Nash Tract is the point of beginning; thence N89°17'E along the North boundary of the Nash Tract for a distance of 150.3 feet to the found NE corner of the Nash Tract; thence N00°07'E for a distance of 15.0 feet to the NE corner of the strip of land; thence S89°17'W for a distance of 150.3 feet to the NW corner of the strip of land; thence S00°07'W for a distance of 15.0 feet to the point of beginning.

With an address of 406 York Street, 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.

NOW, THEREFORE, Carrington Mortgage Services LLC, has postponed the sale scheduled for April 1, 2025, and will now have the Mortgage foreclosed by law 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 6, 2025 at the Weston County Courthouse located at 1 West Main, Newcastle, WY 82701, for application to the above-described amounts secured by the Mortgage.

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 his/her/its purchase price and/or statutory interest.

Dated: April 7, 2025

Carrington Mortgage Services LLC

By: Brigham J. Lundberg

Halliday, Watkins & Mann, P.C.

376 East 400 South, Suite 300

Salt Lake City, UT 84111

801-355-2886

HWM File # WY21853