

LEGAL NOTICE

FORECLOSURE SALE NOTICE

Default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated October 3, 2017, executed and delivered by Evelyn L. Stuart ("Mortgagor") to Open Mortgage, LLC, 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 Open Mortgage, LLC, its successors and assigns, and which Mortgage was recorded on October 3, 2017, at Reception No. 763777, in Book 375, at Page 196, 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: NewRez LLC d/b/a Shellpoint Mortgage Servicing

Assignment dated: May 22, 2025

Assignment recorded: May 22, 2025

Assignment recording information: at Reception No. 775955, in Book 427, at Page 900 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 July 3, 2025 being the total sum of \$161,127.73, 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, NewRez LLC d/b/a Shellpoint Mortgage Servicing, as Mortgagee, will 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 July 15, 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:

Lots 13 and 14 in Block 11, Forest Hill Park Addition to the Town of Newcastle, Weston County, Wyoming, according to the recorded plat thereof.

With an address of 103 3rd Ave, 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 his/her/its purchase price and/or statutory interest.

Dated: June 10, 2025.

NewRez LLC d/b/a Shellpoint Mortgage Servicing

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 # WY21656

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