

FORECLOSURE SALE NOTICE (For Publication)

WHEREAS NOTICE IS HERBY GIVEN that a default in the payment under the terms of a secured and perfected Note has occurred. The Note is secured by a Mortgage dated November 4, 2021 and recorded on November 5, 2021 at REC # 1687081 Book 1242, Page 4744 in the records of Sweetwater County, Wyoming from Jacquelyn Leigh Aragon and Derek Lee Aragon, to U.S. Bank National Association for the amount of \$230,303.00.

WHEREAS the Mortgage contains a power of sale, which by reason of the default that has occurred, the Mortgagee has declared to become operative, and no suit or proceeding has been instituted to recover the debt secured by the Mortgage, or any part thereof, nor has any suit or proceeding instituted and the same discontinued and:

WHEREAS written Notice of Intent to Foreclose by Sale and Advertisement has been served upon the record owner and party in possession of the mortgaged premises at least ten (10) days prior to commencement of the publication, and the amount due upon the Mortgage at the date of first publication of this notice of sale being the estimated total sum of \$219,150.21 which consists of the unpaid principal balance of \$213,824.03 outstanding charges, attorney fees, costs expected, accruing interest and late charges after the date of first publication of this notice.

WHEREAS this property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale and any prospective purchaser should research the status of title before submitting a bid.

NOW, THEREFORE U.S. BANK NATIONAL ASSOCIATION as Mortgagee, will have the Mortgage foreclosed as by law provided by having the mortgaged property sold at public venue by the Sheriff or Deputy Sheriff in and for Sweetwater County, Wyoming to the highest bidder for cash on December 3, 2025 at 10:00 AM at the front door of the Sweetwater County Courthouse located at 80 West Flaming Gorge, Green River, Wyoming 82935. For application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to wit:

LOT NUMBERED FOURTEEN (14) IN BLOCK NUMBERED THREE (3) OF THE EDGEWATER ADDITION TO THE CITY OF GREEN RIVER, SWEETWATER COUNTY, WYOMING.

With an address of **1625 E Teton Blvd, Green River, Wyoming 82935**. Together with all improvements thereon situated and all fixtures and appurtenances, thereto.

U.S. BANK NATIONAL ASSOCIATION

Randall S. Miller & Associates
P.C. - CO

Scott D. Toebben,
Wyoming State Bar No. 7-5690

Aricyn J. Dall,
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November 5, 12, 19, 26, 2025
NO. 685636