

## NOTICE OF MORTGAGE FORECLOSURE SALE

WHEREAS, default having occurred on that certain Seller-Carryback Mortgage dated October 24, 2012 (the "Mortgage"), executed by RR The Key LLC, a Wyoming limited liability company, as mortgagor ("Mortgagor"), in favor of Lester H. Lee and Helen E. Lee, husband and wife, as mortgagee ("Mortgagee"), to secure the payment of indebtedness and obligations described in the Mortgage, including, but not limited to, that certain Seller-Carryback Promissory Note dated October 24, 2012 (the "Note"), given by Mortgagor in favor of Mortgagee, which Mortgage covers the following-described real property located in Carbon County, Wyoming (the "Real Property"):

A tract of land situated in the Northeast quarter of the Southeast quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ )

of Section 16, Township 21 North of Range 87 West of the 6th Principal Meridian, Carbon County, Wyoming, more particularly described as follows:

Beginning at a point on the Southeasterly right-of-way line of U.S. Highway 30, that bears South 73 degrees 35 minutes 52 seconds West, 654.33 feet from the East quarter corner of said Section 16; Thence South 22 degrees 59 minutes 57 seconds East, 149.85 feet to a point on the North right-of-way line of old U.S. Highway 30; Thence South 88 degrees 17 minutes 00 seconds East, along the North right-of-way line of old Highway 30, 227.31 feet;

Thence North 00 degrees 12 minutes 00 seconds East, 10.00 feet;

Thence South 88 degrees 17 minutes 00 seconds East, along the North right-of-way line of U.S. Highway 30, 20.68 feet;

Thence North 22 degrees 59 minutes 57 seconds West, 253.43 feet to a point on the right-of-way line of U.S. Highway 30;

Thence South 64 degrees 44 minutes 00 seconds West, along the Southeasterly right-of-way line of U.S. Highway 30, 229.39 feet to the point of beginning.

and which Mortgage was recorded in the records of the office of the County Clerk and ex-officio Register of Deeds of Carbon County, State of Wyoming, on October 30, 2012 in Book 1228 at Page 90, as Document No. 0949123; and

WHEREAS, the Mortgage contains a power of sale which by reason of said default, the holder of the Mortgage 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;

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 and owing upon the Mortgage is \$459,353.99 as of April 1, 2026, plus interest and fees accruing on the balance owed since April 1, 2026, and attorney's fees and costs incurred by the Mortgagee as provided by the Notes and Mortgage.

NOW, THEREFORE, Notice is hereby given that the above-described Real Property will be offered for sale and sold by the Sheriff or Deputy Sheriff of Carbon County, Wyoming, to the highest bidder for cash at public vendue at **10:00 a.m. on Tuesday, May, 19th 2026**, at the front door of the Carbon County Courthouse, 415 W. Pine Street, Rawlins, Wyoming 82301. The sale will take place only if a representative of the Lender, or its agent, is present. The amount of \$459,353.99 due and owing as of April 1, 2026 shall continue to accrue interest to the date of sale, and additionally there shall be added to the indebtedness all attorney's fees and costs incurred by the Mortgagee as provided by the Note and Mortgage. The 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.

MaryAnn Michaeli, Personal Representative of the Estate of Helen E. Lee, deceased

By: /s/ Rick A. Thompson

Rick A. Thompson

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Attorneys for the Estate of Helen E. Lee

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