

## FORECLOSURE SALE NOTICE

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

Default in the payment of principal and interest has occurred under the terms of a recourse against the Mortgagee, Mortgagor, Servicer, or their attorneys. Promissory Note (the "Note") dated November 18, 2009, executed and delivered by NOW, THEREFORE, Wells Fargo Bank, N.A., as Mortgagee, will have the Mortgage Larry Dale Runyan, a married man ("Mortgagor") to Wallick and Volk, Inc., and a real foreclosed by law by causing the mortgaged property to be sold at public venue by estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgagor, the Sheriff or Deputy Sheriff in and for Carbon County, Wyoming to the highest bidder gage was executed and delivered by said Mortgagor, to Mortgage Electronic Registrars for cash at 10:00 o'clock in the forenoon on February 12, 2026 at the front Door of the tion Systems, Inc., as Mortgagee, as nominee for Wallick and Volk, Inc., its successors Carbon County Courthouse located at 415 West Pine Street, Rawlins, WY 82301, for and assigns, and which Mortgage was recorded on November 18, 2009, at Reception application to the above-described amounts secured by the Mortgage, said mortgaged No. 0937739, in Book 1184, at Page 111 in the public records in the office of the property being described as follows:

County Clerk and ex-officio Register of Deeds in and for Carbon County, Wyoming.

The Mortgage was assigned for value as follows:

Assignee: Wells Fargo Bank, N.A.

Assignment dated: February 16, 2016

Assignment recorded: March 2, 2016

Assignment recording information: at Reception No. 0962498, in Book 1283, at Page 190

All in the records of the County Clerk and ex-officio Register of Deeds in and for Carbon County, Wyoming.

The Mortgage contains a power of sale which, by reason of said default, the Mortgagor 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.

Dated: December 29, 2025

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 By: Brigham J. Lundberg at least ten (10) days prior to the commencement of this publication, and the amount due upon the Mortgage as of January 16, 2026 being the total sum of \$65,402.42, 376 East 400 South, Suite 300 plus interest, costs expended, late charges, and attorney fees accruing thereafter Salt Lake City, UT 84111 through the date of sale.

801-355-2886

WHEREAS, the property being foreclosed upon may be subject to other liens and HWM File # WY22013 encumbrances that will not be extinguished at the sale. Any prospective purchaser January 10, 17, 24, 31, 2026 should research the status of title before submitting a bid. Prospective purchasers NO. 704852 must tender proof of funds at the time of sale.