

NOTICE OF MORTGAGE  
FORECLOSURE SALE

WHEREAS, under date of January 14, 1958, Willie Osterkamp and Arline Osterkamp, husband and wife, as mortgagors, made executed and delivered to Guy C. Decker, Jr., as mortgagee, a certain mortgage deed on the real estate and property described in said mortgage deed to secure the payment of a certain promissory note in the principal sum of \$10,000.00, with interest thereon at six (6) percent per annum, which said mortgage deed was filed for record in the office of the County Clerk and Ex-Officio Register of Deeds within and for the County of Sublette, Wyoming, January 14, 1958, and recorded in Book 11 of Mortgages, at Page 452; and

WHEREAS, default has occurred in the terms and conditions of said note and mortgage in that payment of said principal amount and interest due thereon has not been paid; and

WHEREAS, no suit or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof, and said mortgage contains a full power of sale and provides that in case of default being made in the payment of the principal sum of money secured by said mortgage, or any part thereof, or in the interest that may become due thereon, or any part thereof, shall be due and unpaid after the same should have been paid according to the terms of said note, the mortgagee may proceed to foreclose, according to law and sell said property; and

WHEREAS, the mortgagee has elected to and does hereby consider and declare the whole of said indebtedness immediately due and payable, and to foreclose said mortgage by advertisement;

NOW, THEREFORE, notice is hereby given that a part and parcel of the land and property described in the aforesaid mortgage deed will be sold at public vendue to the highest bidder for cash at the front door of the County Court House of Sublette County, Wyoming, at Pinedale, Wyoming, at 11:00 o'clock in forenoon on Saturday, September 12, 1959, to apply to the satisfaction of the amount due on said note and mortgage deed at the date of the first publication of this notice, that is to say, the principal sum of \$10,000.00, interest \$950.00, attorney fees, \$1,000.00, and costs of sale. Said sale will be made and conducted by the Sheriff or Deputy Sheriff of Sublette County, Wyoming, and the property to be sold is situate in the County of Sublette, Wyoming, and described as follows, to-wit:

PROOF OF PUBLICATION

State of Wyoming, County of Sublette, ss.

GEO. W. Hopkins, being first duly sworn on his oath doth depose and say: that he is the publisher of the Big Piney Examiner, a weekly newspaper published in said County and

State, and the annexed notice was published in 4 consecutive

issues of said newspaper and not in a supplement, the first

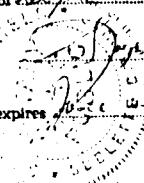
publication thereof being on Aug. 13, 1959, and

the last publication thereof on Sept. 3, 1959.

Geo. W. Hopkins

Subscribed in my presence and sworn to before me this

14 day of Sept. 1959.

 Notary Public.

My commission expires Sept. 14, 1960.

That part of the NE<sup>1</sup>/NE<sup>4</sup> of Section 31, Township 30 North Range 111 West of the Sixth Principal Meridian, Sublette County, Wyoming, described as the south half of the west half of a tract of land of record in the office of the Sublette County Clerk in Book 11 of Mortgages on Page 452 which may also be described as follows: Commencing at the northeast corner of Section 31, Township 30 North, Range 111 West of the 6th P. M., thence South 48 deg. 46 min. West, 1118.0 feet to a point; thence North 89 deg. 39 min. West, 420.0 feet to a point on the east right of way line of State Highway 189; thence South 00 deg. 21 min. West, 250.0 feet along said right of way line to the point of beginning of this parcel; thence South 00 deg. 21 min. West, 250.0 feet along said right of way line to a point on the south line of the said NE<sup>1</sup>/NE<sup>4</sup>; thence South 87 deg. 00 min. East, 210.0 feet along said line to a point; thence North 00 deg. 22 min. East, 263.8 feet to a point in the center of said tract; thence North 88 deg. 19 min. West, 210.0 feet to the point of beginning; each point being marked with a steel T-Shaped Stake 24" long with brass cap inscribed "SURVEY POINT DO NOT DISTURB RLS 164"; containing an area of 1.26 acres, more or less.

Dated August 13, 1959.

GUY C. DECKER, JR.,  
Mortgagee.

J. A. Christmas, Attorney,  
Kemmerer, Wyoming.  
Pub. Aug. 13-20-27, Sept 3.