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NOTICE OF FORECLOSURE SALE

Default having occurred and all prerequisites to foreclosure having been met, notice is hereby given that the mortgage given by Edward C. Kiesling and Beverly A. Kiesling, Trustees of the Edward and Beverly Kiesling Trust Dated the 16th day of October, 2014, mortgagors, in favor of Pinnacle Bank Wyoming, mortgagee, dated August 13, 2018, recorded August 14, 2018, in Book 380 of Photos, Page 242, in the Records of the Clerk of Weston County, Wyoming, given to secure payment of a note in the original amount of One Hundred Twenty Six Thousand Three Hundred Seventy Eight Dollars and 00/100 (\$126,378.00). A modification of mortgage was recorded on December 20, 2019, in Book 388 of Photos, Page 913 of the Records of Weston County, Wyoming, and a modification of mortgage was recorded August 18, 2020, in Book 392 of Photos, page 700 of the Records of Campbell County, Wyoming. The amount due as of April 8, 2021, is One Hundred Thirty Nine Thousand Five Hundred Fifty Three Dollars and 16/100 (\$139,553.16), plus accruing interest, fees and costs. Said mortgage contains a power of sale which by reason of default the owner of the Note and 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, 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 days prior to the commencement of this publication. 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 the bid.

Therefore, said mortgage will be foreclosed by sale of the real property described as:

TOWNSHIP 46 NORTH, RANGE 64 WEST, 6TH P.M., WESTON COUNTY, WYOMING

SECTION 24: E1/2SW1/4, SW1/4SE1/4

SECTION 25: NW1/4NE1/4

which has the address of 347 Oil City Road, Osage, Wyoming 82723, to be sold by public auction by the Sheriff to the highest bidder, for cash, at 10:00 a.m. on May 18, 2021, at the front steps of the Weston County Courthouse, 1 West Main, Newcastle, Wyoming 82701. The sale will take place only if a representative of Pinnacle Bank Wyoming, or its agent, is present.

Pinnacle Bank Wyoming
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