

ORIGINAL COPY

Shelly M. Espinosa, 7-5983
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
Phone: 801-355-2886
Facsimile: 801-328-9714
shelly@hwmlawfirm.com
Attorney for Plaintiff
HWM File Number: WY10166


2021-769183 5/18/2021 3:23 PM PAGE: 1 OF 3
FEES: \$18.00 PK JUDGMENT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**IN THE DISTRICT COURT OF SHERIDAN COUNTY, WYOMING
FOURTH JUDICIAL DISTRICT**

Wilmington Savings Fund Society, FSB as
Owner Trustee of the Residential Credit
Opportunities Trust V-E,

Civil Number: CV2021-74

Plaintiff,

Honorable: _ John G. Fenn

v.

Alan L. Crackenberger, and Susan K.
Crackenberger, and any person in
possession,

No. _____
Filed in the Office of the Clerk of the
District Court of Sheridan County, WY

MAY 13 2021

Defendants.

Rene Botton Clerk of Court
By *John Fenn* Deputy

JUDGMENT

JUDGMENT IS ENTERED AS FOLLOWS:

1. On or about July 18, 2007, Defendant(s) Susan K. Crackenberger and Alan L. Crackenberger executed and delivered to Countrywide Home Loans, Inc., a promissory note in the original principal amount of \$139,050.00 (the "Note").
2. To secure payment of the Note, Defendant(s) Susan K. Crackenberger and Alan L. Crackenberger, as the mortgagor(s), executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, a Mortgage bearing the same date as the Note (the "Mortgage")

JUDGMENT

encumbering real property situated in Sheridan County, Wyoming (the "Property"). The Property has an address of 307 Broadway Street, Dayton, WY 82836, and is more particularly described as follows:

The West 92 feet of Lots 1 and 2, Block 7, Nate Croghan's Addition to the Town of Dayton, Sheridan County, Wyoming.

3. Plaintiff is the current holder of the Note and beneficial interest under the Mortgage.

4. Plaintiff held a valid mortgage lien on the Property, by virtue of the Mortgage, pursuant to W.S. § 34-2-107, -108 and completed a foreclosure sale of the property on September 9, 2020 ("Sale Date"), at 10:00 AM, at public venue, at the North door of the Sheridan County Courthouse in the City of Sheridan, Sheridan County, State of Wyoming, 224 S. Main Street, Sheridan, Wyoming 82801.

5. At the sale referenced above, Plaintiff purchased the property entering the highest and best bid for the above described real property in the sum of \$124,700.00, and a Certificate of Sale was issued by the Sheriff in and for Sheridan County, State of Wyoming, to the Plaintiff, on the Sale Date, which Certificate of Sale was duly recorded in the records of the office of the County Clerk and ex-officio Register of Deeds in and for Sheridan County, State of Wyoming, on September 9, 2020, at Reception No. 2020-761780.

6. The Sheriff in and for the County of Sheridan, State of Wyoming, in consideration of the premiscs, did transfer and convey, to Plaintiff, all right, title, and interest to the real property as evidenced by the Sheriff's Deed that recorded on January 22, 2021 as Instrument No. 2021-765781.

7. Defendant's Alan L. Crackenberger, and Susan K. Crackenberger tendered to Plaintiff funds sufficient to reinstate the loan and bring the account current on September 11, 2020 thereby voiding the sale.

8. Declaratory Judgment is entered voiding the Certificate of Sale recorded September 9, 2020 as Instrument No. 2020-761780 and the Sheriff's Deed recorded January 22, 2021 as Instrument No. 2021-765781.

9. Declaratory Judgment is entered restoring the County title records to the same status they were prior to the recording of the Certificate of Sale and Sheriff's Deed.

10. Declaratory Judgment is entered confirming Plaintiff has a valid first place Mortgage on the property and all rights, obligations, and terms of the Note and Mortgage entered into by the Defendants in favor of the Plaintiff are fully reinstated.

11. Jurisdiction in this matter is hereby reserved and retained for the purpose of making such further orders as may be necessary in order to effectuate the terms of this Judgment, to correct any mathematical or typographical or other minor errors, or to take such other steps as may be necessary to fully resolve the issues presented in this matter.

DATED this 13 day of May, 2021

BY THE COURT:



DISTRICT COURT JUDGE

Certificate of Clerk of the District Court. The above is a true and correct copy of the original instrument which is on file or of record in this court.

Done this 13 day of May, 2021

By Rene Botten Clerk
John Rusan Deputy

JUDGMENT

NO. 2021-769183 JUDGMENT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
HALLIDAY, WATKINS & MANN, P.C. 376 EAST 400 SOUTH, SUITE
SALT LAKE CITY UT 84111