



Wyoming

Foreclosure Posting Requirements

Prior to commencing foreclosure, a warning letter must be sent, via certified mail, to the recorded owner and the occupant, if different. The Notice of Sale must be sent, via certified mail, to the recorded owner, the occupant, if different, and all recorded junior interest holders. Subsequently, the Notice must be published for four (4) consecutive weeks in a newspaper of general circulation. All notice must be attested to by the Trustee in affidavits.

Foreclosure Auction Locations

Most states direct the specific location where a sheriff, trustee or creditor may conduct a foreclosure sale. Often the direction is as vague as 'any public place within the county in which the property is located.' Other times, the statute requires that a foreclosure sale only be held at the site of the property to be foreclosed. Foreclosure sales can be conducted at public auction held at the front door of a courthouse of the superior court in the judicial district where the property is located, unless the deed of trust specifically provides that the sale shall be held in a different place.

Foreclosure Timeline:

Timeline Step	Days for Step	Total Days
Appointment of Successor Trustee	1	11
Mailing of warning notice	1	2
Mailing of Notice of Sale	10	12
Publication of Notice of Sale	22-28	34-40
Sale	1	41

(Timeline is for non-judicial foreclosures. Intervals are optimal and assumes no delays.)