

Wyoming (WY) Foreclosure Laws

When you develop a definite plan of action with well-timed, well-informed steps, you can stop the foreclosure process and save your home. We have outlined the foreclosure process for the state of Wyoming.

Judicial Foreclosure Available::yes
Non-judicial Foreclosure Available::No

Foreclosure by Advertisement

Wyoming permits the use of a deed of trust which allows foreclosure by advertisement. The deed of trust names a trustee who will conduct the foreclosure.

Preliminary Notices

Advertising

Notice of the foreclosure must be published once a week for four consecutive weeks in the newspaper for the county in which the property is located.

Mailing

Notice must be mailed or delivered to the borrower and the occupant at least ten days before the first publication of ads in the newspapers.

Sale Procedures

Time

The foreclosure sale must take place at public auction between the hours of 9 A.M. and 5 P.M.

Judicial Foreclosure

In judicial foreclosure, the lender forecloses by filing a lawsuit and obtaining a court-ordered sale. There are no prescribed advertising procedures on court-ordered sales, but they are usually advertised. The sheriff usually conducts the sale. The sale takes place between the hours of 10 A.M. and 5 P.M. The sheriff will then issue a certificate of purchase to the high bidder at public auction.

Deficiency

A lender may sue for a deficiency if there is a note associated with the mortgage or deed of trust, or it contains a separate covenant to pay.

Redemption

Redemption is permitted.