

NOTICE OF FORECLOSURE SALE

Default having occurred and all prerequisites to foreclosure having been met, notice is hereby given that the mortgage given by Anthony Salaz, as sole owner, mortgagor, in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Jonah Bank of Wyoming, mortgagee, dated August 27, 2021, recorded August 30, 2021, in Book 2751, Page 1362, in the Office of the Clerk of Laramie County, Wyoming, given to secure payment of a note in the original amount of One Hundred Ninety Eight Thousand Six Hundred Twenty Five Dollars and 00/100 (\$198,625.00). Said note and mortgage were assigned to the Wyoming Community Development Authority by Assignment dated April 9, 2026, and recorded April 17, 2026, in Book 2950, Page 1127, in the Office of the Clerk of Laramie County, Wyoming. The past amount due as of May 5, 2026, is Twelve Thousand Eight Hundred Eighty Dollars and 00/100 (\$12,880.00), plus accruing interest, fees and costs, and the amount due as of May 5, 2026, is One Hundred Eighty Nine Thousand Forty Dollars and 08/100 (\$189,040.08), 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 following described real property located in Laramie County, Wyoming, described as:

THE WEST 44 FEET OF LOT 4,
BLOCK 38, CITY OF CHEYENNE,
ACCORDING TO THE OFFICIAL
PLAT FILE FOR RECORD ON SEP-
TEMBER 21, 1840 IN BOOK OF
PLATS, RECORDS OF LARAMIE
COUNTY, WYOMING

which has the address of **921
West 28th Street, Cheyenne,
Wyoming 82001**, to be sold by
public auction by the Sheriff to the
highest bidder, for cash, at 10:00
a.m. on June 8, 2026, at the front
steps of the Laramie County Court-
house, 309 W. 20th Street, Chey-
enne, Wyoming 82001. The sale
will take place only if a represen-
tative of the Wyoming Communi-
ty Development Authority, or its
agent, is present.

Wyoming Community Development
Authority

By: Thomas A. Valdez
Chapman Valdez & Lansing
125 West 2nd Street
P.O. Box 2710
Casper, WY 82602

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