FORECLOSURE SALE NOTICE

Default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated August 31, 2022, executed and delivered by Amanda G. Pierce and Justin S. Pierce ("Mortgagors") to Wallick and Volk, Inc., and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagors, to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Wallick and Volk, Inc., its successors and assigns, and which Mortgage was recorded on September 1, 2022, at Reception No. 843564, in Book 2802, at Page 1372, modified pursuant to a Loan Modification recorded on May 31, 2024, at Reception No. 875005, in Book 2881, at Page 1682 in the public records in the office of the County Clerk and ex-officio Register of Deeds in and for Laramie County, Wyoming.

The Mortgage was assigned for value as follows:

Assignee:
PennyMac Loan Services, LLC
Assignment dated: June 26, 2025
Assignment recorded:
June 26, 2025
Assignment recording information: at Reception No. 895509, in Book 2929, at Page 1387
All in the records of the County Clerk and ex-officio Register of Deeds in and for Laramie County, Wyoming.

The Mortgage contains a power of sale which, by reason of said default, the Mortgagee 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 (10) days prior to the commencement of this publication, and the amount due upon the Mortgage as of October 20, 2025 being the total sum of $259,712.84, plus interest, costs expended, late charges, and attorney fees accruing thereafter through the date of sale.

The property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale. Any prospective purchaser should research the status of title before submitting a bid.

If the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of his/her/its money paid. The Purchaser shall have no further recourse against the Mortgagee, Mortgagor, Servicer, or their attorneys.

NOW, THEREFORE, PennyMac Loan Services, LLC, as Mortgagee, will have the Mortgage foreclosed by law by causing the mortgaged property to be sold at public venue by the Sheriff or Deputy Sheriff in and for Laramie County, Wyoming to the highest bidder for cash at 10:00 o'clock in the forenoon on November 24, 2025 at the Laramie County Courthouse located at 309 W. 20th Street, Cheyenne, WY 82001, for application to the above-described amounts secured by the Mortgage, said mortgaged property being described as follows:

The West 45 feet of Lot 8 and the East 29 feet of Lot 9, Block 1, Myers Subdivision, according to the official plat filed for record on March 12, 1953, in plat Cabinet 2, Slot 221, Records of Laramie County, Wyoming.

With an address of **3413 Holmes St., Cheyenne, WY 82001** (the undersigned disclaims liability for any error in the address).

Together with all improvements thereon situate and all fixtures and appurtenances thereto.

Mortgagee shall have the exclusive right to rescind the foreclosure sale during the redemption period. In the event that the sale is rescinded or vacated for any reason, the successful purchaser shall only be entitled to a refund of his/her/its purchase price and/or statutory interest.

Dated: October 13, 2025
PennyMac Loan Services, LLC
By: Shelly M. Baur
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite
300 Salt Lake City, UT 84111
801-355-2886
HWM File # WY22094
October 16, 23, 30, 2025
And November 6, 2025
NO. 683219