

FORECLOSURE SALE NOTICE

Default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated July 11, 2013, executed and delivered by Kenneth D. Burke ("Mortgagor") to U.S. Bank N.A., and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagor, to said Mortgagee, and which Mortgage was recorded on July 18, 2013, at Reception No. 619996, in Book 2349, at Page 115 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: Select Portfolio Servicing, Inc.

Assignment dated: October 3, 2022
Assignment recorded: October 3, 2022

Assignment recording information: at Reception No. 845429, in Book 2807, at Page 389

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 January 16, 2026 being the total sum of \$37,609.26, plus interest, costs expended, late charges, and attorney fees accruing thereafter through the date of sale.

WHEREAS, 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. Prospective purchasers must tender proof of funds at the time of sale.

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, Select Portfolio Servicing, Inc., 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 February 9, 2026 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 East half of the Northwest Quarter of the Northwest Quarter (E1/2BW1/4BW1/4) of Section 24, Township 14 North, Range 69 West of the 6th Principal Meridian, Laramie County, Wyoming.

More Correctly Described As:

The East half of the Northwest Quarter of the Northwest Quarter (E1/2NW1/4NW1/4) of Section 24, Township 14 North, Range 69 West of the 6th Principal Meridian, Laramie County, Wyoming.

With an address of 1114 Dusty Rd, Cheyenne, WY 82009 (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: December 30, 2025

Select Portfolio Servicing, Inc.

By: Brigham J. Lundberg

Holiday, Watkins & Mann, P.C.

376 East 400 South, Suite 300

Salt Lake City, UT 84111

801-355-2886

HWY1 File # WY21430

January 9, 16, 23, 30, 2026

NO. 704946