

# **FORECLOSURE SALE NOTICE**

Default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated December 12, 2011, executed and delivered by Samuel M. Hernandez and Natalie Vigil-Hernandez ("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 December 19, 2011, at Reception No. 581666, in Book 2250, at Page 1622, and modified pursuant to a Loan Modification Agreement recorded on January 12, 2021, at Reception No. 799312, in Book 2714 at Page 929, and modified again by a Loan Modification Agreement recorded on March 21, 2025, at Reception No. 889903, in Book 2920, at Page 1348 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: The Secretary of Veterans Affairs, an Officer of the United States

Assignment dated: March 11, 2025

Assignment recorded:

June 26, 2025

Assignment recording information: at Reception No. 895503, in Book 2929, at Page 1344

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 March 6, 2026 being the total sum of \$237,921.97, 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, The Secretary of Veterans Affairs, an Officer of the United States, 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 April 27, 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:

Lot 1, Block 5, Sunrise Estates, First Filing, according to the official plat filed for record in Laramie County, Wyoming.

With an address of **1603 Gettysburg Dr, 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: February 13, 2026

The Secretary of Veterans Affairs,

an Officer of the United States By:

Brigham J. Lundberg

Halliday, Watkins & Mann, P.C.

376 East 400 South, Suite 300

Salt Lake City, UT 84111

801-355-2886

HWM File # WY22362

February 20, 27, 2026 and

March 6, 13, 2026

NO. 717001