

FORECLOSURE SALE NOTICE

Default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated September 3, 2022, executed and delivered by Kenneth J. Matthies and Melissa Matthies ("Mortgagors") to Rocket Mortgage, LLC, 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 Rocket Mortgage, LLC, its successors and assigns, and which Mortgage was recorded on October 6, 2022, at Reception No. 845750, in Book 2807, at Page 1821 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: Rocket Mortgage, LLC

f/k/a Quicken Loans, LLC

Assignment dated: March 6, 2026

Assignment recorded:

March 10, 2026

Assignment recording information:

at Reception No. 909453, in Book

2947, at Page 3705

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 de-

fault, the Mortgagee declares to

have become operative, and no

suit or proceeding has been insti-

tuted at law to recover the debt se-

cured 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 pos-

session of the mortgaged premises

at least ten (10) days prior to the

commencement of this publica-

tion, and the amount due upon the

Mortgage as of April 6, 2026 be-

ing the total sum of \$161,471.43,

plus interest, costs expended, late

charges, and attorney fees accru-

ing 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 pur-

chasers 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 attor-

neys.

NOW, THEREFORE, Rocket Mort-

gage, LLC f/k/a Quicken Loans,

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 May

11, 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 de-

scribed as follows:

Lot 3, Block 1, Winchester Hills,

Fifth Filing, an Addition to the City

Of Cheyenne, Laramie County, Wy-

oming.

With an address of **1304 Beverly**

Blvd, Cheyenne, WY 82007 (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 rescind-

ed 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.

Important Notice to Potential Bid-

ders: Federal law administered by

the Financial Crimes Enforcement

Network ("FinCEN"), a bureau of

the U.S. Department of the Trea-

sury, requires certain residential

real estate transactions to be re-

ported to the federal government.

If you are the winning bidder at

auction, you may be required to

provide identifying information

about yourself and, if applicable,

any entity or trust purchasing the

property. This information is re-

quired by federal law and must be

provided to complete the sale. Fail-

ure to provide required information

after the sale may delay or prevent

issuance of the foreclosure deed.

Dated: March 27, 2026

Rocket Mortgage, LLC f/k/a

Quicken Loans, LLC

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 # WY22424

April 4, 11, 18, 25, 2026

NO. 730969