

FORECLOSURE SALE NOTICE

Default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated November 24, 2021, executed and delivered by Tasha Coe ("Mortgagor") to Wallick & Volk, Inc., and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagor, to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Wallick & Volk, Inc., its successors and assigns, and which Mortgage was recorded on November 30, 2021, at Reception No. 825487, in Book 2765, at Page 1411 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: Nationstar Mortgage LLC

Assignment dated: April 15, 2025

Assignment recorded: April 15, 2025

Assignment recording information:

at Reception No. 891130, in Book 2924, at Page 457

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 August 28, 2026 being the total sum of \$330,306.20, 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, Rocket Mortgage, LLC s/b/m to Nationstar Mortgage LLC d/b/a Mr. Cooper, 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 September 28, 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 7, Ridge Homes, according to the official plat filed for record on May 5, 1953 in Plat Cabinet 2 Slot 235 Records of Laramie County Wyoming.

With an address of **3424 Ridge Rd, 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.

Important Notice to Potential Bidders: Federal law administered by the Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of the Treasury, requires certain residential real estate transactions to be reported 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 required by federal law and must be provided to complete the sale. Failure to provide required information after the sale may delay or prevent issuance of the foreclosure deed.

Dated: August 12, 2026

Rocket Mortgage, LLC s/b/m to

Nationstar Mortgage LLC d/b/a Mr. Cooper

By:

Lewis N. Stoddard

Halliday, Watkins & Mann, P.C.

376 East 400 South, Suite 300

Salt Lake City, UT 84111

801-355-2886

HWM File # WY22613

August 21, 28, 2026

September 4, 11, 2026

NO. 771191