

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a promissory note (the "Note") dated September 07, 2021, executed and delivered by Quinten M. Hackett to Mortgage Research Center, LLC dba Veterans United Home Loans and a real estate mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by Quinten M. Hackett and Mackenzie Breer, husband and wife (the "Mortgagors"), to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, and which Mortgage was recorded on September 08, 2021, as Recp #: 819127 BK # 2753 PG # 100 in the records of the office of the County Clerk and ex-officio Register of Deeds in and for Laramie County, State of Wyoming; and

WHEREAS, the mortgage was assigned for value as follows:

Assignee:

Lakeview Loan Servicing, LLC

Assignment dated: 08/14/2025

Assignment recorded: 08/14/2025

Assignment recording information:

Recp. #: 898249 BK # 2932 PG #

3100

All in the records of the County clerk and ex-officio Register of

Deeds in and for Laramie County,

Wyoming.

WHEREAS, 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 there-of, nor has any such suit or proceeding been instituted and the same discontinued; and

WHEREAS, 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 on the date of first publication of this notice of sale being the total sum of \$341,654.78 which sum consists of the unpaid principal balance of \$331,042.17 plus Interest accrued to the date of the first publication of this notice in the amount of \$5,969.04, plus attorneys' fees, costs expended, and accruing interest and late charges after the date of first publication of this notice 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 and be prepared to show proof of funds before submitting a bid;

NOW, THEREFORE Lakeview Loan Servicing, LLC, as the Mortgagee, will have the Mortgage foreclosed as by law provided 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 Laramie County Courthouse, 309 W. 20th Street, Cheyenne, WY 82001, for application on the above-described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

Lot 8, Block 9, Cole Addition to the City of Cheyenne, according to the official plat filed for record on September 7, 1954 in Plat Cabinet 2, Slot 255, Records of Laramie County, Wyoming.

With an address of: **808 Windmill Rd., Cheyenne, WY 82001**

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

Date: 10/7/2025 Brian G. Sayer

Brian G. Sayer

C. Morgan Lasley

THE SAYER LAW GROUP, P.C.

925 E. 4th St.

Waterloo, Iowa 50703

319-234-2530

319-232-6341

October 17, 24, 31, 2025

November 7, 2025

NO. 682272