

# **FORECLOSURE SALE NOTICE**

**WHEREAS NOTICE IS HERBY GIVEN** that a default in the payment under the terms of a secured and perfected Note has occurred. The Note is secured by a Mortgage dated August 9, 2021 and recorded on August 9, 2021 at REC # 816937 Book 2748, Page 1557 in the records of Laramie County, Wyoming from Forsyth, Tara D, to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Cornerstone Home Lending, Inc. for the amount of \$327,750.00. The Mortgage having been assigned to and now in possession of Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB, through an assignment recorded on October 9, 2025 at REC# 901312 Book 2936, Page 4202 in the records of Laramie County, Wyoming.

**WHEREAS** the Mortgage contains a power of sale, which by reason of the default that has occurred, the Mortgagee has declared to become operative, and no suit or proceeding has been instituted to recover the debt secured by the Mortgage, or any part thereof, nor has any suit or proceeding instituted and the same discontinued and:

**WHEREAS** written Notice of Intent to Foreclose by Sale and Advertisement has been served upon the record owner and party in possession of the mortgaged premises at least ten (10) days prior to commencement of the publication, and the amount due upon the Mortgage at the date of first publication of this notice of sale being the estimated total amount of \$309,932.75 which consists of the unpaid principal balance of \$302,004.81 plus outstanding charges, attorney fees, costs expected, accruing interest and late charges after the date of first publication of this notice.

**WHEREAS** this property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale and any prospective purchaser should research the status of title before submitting a bid.

**NOW, THEREFORE** Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB as Mortgagee, will have the Mortgage foreclosed as by law provided by having the mortgaged property sold at public venue by the Sheriff or Deputy Sheriff in and for Laramie County, Wyoming to the highest bidder for cash on February 2, 2026 at 10:00 AM at the front door of the Laramie County Courthouse located at 309 W. 20th Street, Cheyenne, Wyoming 82003-0787.

For application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to wit:

All of Lot 1 and the North 9 1/2 feet of Lot 2, Block 2, Second Park Addition, an addition to the City of Cheyenne, Laramie County, Wyoming.

With an address of **3020 Cribbon Ave, Cheyenne, Wyoming 82001**. Together with all improvements thereon situated and all fixtures and appurtenances, thereto.

Cornerstone Home Lending, a division of Cornerstone Capital

Bank, SSB

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January 7, 14, 21, 28, 2026

NO. 703567