

After recording return to:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
HWM File # 51500



2024-789981 1/31/2024 10:20 AM PAGE: 1 OF 8
FEES: \$33.00 PK CERTIFICATE OF SALE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CERTIFICATE OF SALE

STATE OF WYOMING

)

)SS

COUNTY OF SHERIDAN

)

W. Levi Dominguez of lawful age, being first duly sworn upon his oath, states and certifies as follows:

1. That he is the duly elected and acting Sheriff in and for Sheridan County, State of Wyoming, and makes this Certificate of Sale in his capacity as such.

2. That a default has occurred under the terms of (a) that certain Promissory Note dated May 29, 2007, executed and delivered by Suzanne M. Bohm and William James Bohm to BNC Mortgage, Inc., a Delaware corporation, and (b) that certain Mortgage dated May 29, 2007 (the "Mortgage"), securing said Note, which Mortgage was executed and delivered by said Mortgagors, to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for BNC Mortgage, Inc., a Delaware corporation, its successors and assigns, as Mortgagee, and was recorded on June 4, 2007 at Reception No. 576244 MORTGAGE in Book 671 at Page 0096, in the records of the office of the County Clerk and ex-officio Register of Deeds in and for Sheridan County, State of Wyoming, and which Mortgage covers that certain real property described below, as follows, to-wit:

North 63 feet of Lot 16, and the East one-half of the North 63 feet of Lot 17, in Block 9, of the Amended Plat of parts of Blocks 2, 3, 5, 6, 9, 10, 13, 14, 17, and 18, of Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

with an address of 248 Carlin Street, aka 248 South Carlin Street, Sheridan, WY 82801

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

The Mortgage was assigned for value as follows:

Assignee: U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4

Assignment dated: September 30, 2011

Assignment recorded: October 17, 2011

Assignment recording information: at Reception No. 2011-691329 in Book 808 at Page 661

All in the records of the County Clerk and ex-officio Register of Deeds in and for Sheridan County, Wyoming.

3. That no suit or proceeding has been instituted at law to recover the debt secured by the Mortgage, or any part thereof.

4. That the power of sale contained in the Mortgage having been made operative by reason of such default, U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4 ("Mortgagee") elected to foreclose the same and at the request and direction of Mortgagee a written Notice of Intent to Foreclose the Mortgage was served upon the record owner and the party in possession of said real property at least ten (10) days prior to commencement of the first publication of the Foreclosure Sale Notice, as shown by the affidavit attached hereto as **Exhibit A** and by this reference made a part hereof.

5. That Mortgagee has caused publication to be made of a Foreclosure Sale Notice in the Sheridan Press, a newspaper published and having general circulation in Sheridan County, State of Wyoming, once a week for four (4) consecutive weeks, commencing with the January 3, 2024 issue of said newspaper and ending with the January 24, 2024 issue thereof; that said notice was mailed, certified mail, return receipt requested, to all parties as required by Wyoming statutes, as shown by the affidavit attached hereto as **Exhibit A** and by this reference made a part hereof, and that said notice as mailed and published, did comply in all respects with the requirements of the statutes relating to foreclosures of mortgages by advertisement and sale; and that copy of said notice and the publisher's affidavit of publication thereof are attached hereto as **Exhibit B** and by this reference made a part hereof.

6. That on the date, and at the time and place specified in said Foreclosure Sale Notice, to-wit: On January 31, 2024 at 10:00 AM, at the North door of the Sheridan County Courthouse in the City of Sheridan, Sheridan County, State of Wyoming, 224 S. Main Street, Sheridan, Wyoming 82801, the undersigned proceeded to sell the above-described real property at public auction in accordance with the Foreclosure Sale Notice sale by then and there calling for bids on said real property; and that the highest and best sum bid for said real property was the sum of **\$152,427.63** ("Bid Sum"), which was bid and offered by **U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4**, 1 MT Plaza, Buffalo, NY 14203 ("Successful Bidder") and that after soliciting and calling for other and higher bids therefore, and receiving none from those attending upon the sale, said real property was struck off and sold by the undersigned to the Successful Bidder for the Bid Sum; and that the Bid Sum was thereupon paid and the sale of said real property was then and there completed as by law provided.

7. That the sum of **\$1,700.00** is to be paid to Halliday, Watkins & Mann, P.C., the attorneys for Mortgagee, as compensation for services actually rendered in the foreclosure proceeding, said attorneys having made and affidavit as required by the statutes of the State of Wyoming, a copy of said affidavit being attached hereto as **Exhibit C**, and by this reference made a part hereof.

8. That the sale of the above-described real property was made in full compliance with the provisions of the Mortgage thereby foreclosed and was in all respects conducted in conformity with the requirements of the Wyoming Statutes.

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

9. That said Successful Bidder shall be entitled to a deed to the above-described real property, together with all improvements thereon situate and all fixtures and appurtenances thereto, at and upon expiration of three (3) months and thirty (30) days from and after January 31, 2024, the date of the sale, unless the property shall have been redeemed as provided by law prior to that time.

DATED at Sheridan County, State of Wyoming, this 31 day of January, 2024.

W. Levi Dominguez
Sheriff in and for Sheridan County, State of Wyoming

By: _____

Print Name: W. Levi Dominguez

Title: Sheriff

ACKNOWLEDGMENT

STATE OF WYOMING

)
)SS

COUNTY OF SHERIDAN

)

The foregoing instrument was subscribed in my presence and acknowledged before me by W. Levi Dominguez, ~~Deputy~~ Sheriff of Sheridan County, State of Wyoming, this 31st day of January, 2024.

Witness my hand and official seal.

My Commission Expires: 10-22-28

Logan D. Martinez
Notary Public

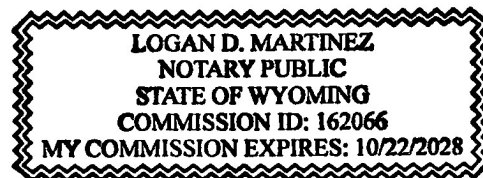


EXHIBIT A

AFFIDAVIT OF SERVICE OF WRITTEN NOTICE
OF INTENT TO FORECLOSE MORTGAGE

STATE OF: UTAH)
 :ss.
COUNTY OF: SALT LAKE)

Katelyn Krabbenhoft of lawful age, being first duly sworn upon her oath, deposes and says:

1. That she is an attorney admitted generally to practice law in the State of Wyoming and she is a member of the law firm of Halliday, Watkins & Mann, P.C., who are the attorneys representing the Mortgagee in a procedure to foreclose a certain real estate Mortgage dated 05/29/2007 (the "Mortgage"), and recorded on 06/04/2007, at Reception No. 576244 MORTGAGE in Book 671 at Page 0096, in the records of the office of the County Clerk and ex-officio Register of Deeds in and for Sheridan County, State of Wyoming, wherein Suzanne M. Bohm and William James Bohm ("Mortgagors"), the named Mortgagors, and Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for BNC Mortgage, Inc., a Delaware corporation, its successors and assigns is the named Mortgagee. The Mortgage was assigned for value as follows:

Assignee: U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4
Assignment dated: September 30, 2011
Assignment recorded: October 17, 2011
Assignment recording information: at Reception No. 2011-691329 in Book 808 at Page 661

All in the records of the County Clerk and ex-officio Register of Deeds in and for Sheridan County, Wyoming; by advertisement and sale as provided under the provisions of Wyo. Stat. §§ 34-4-101, et seq. (2003). The Mortgage was foreclosed by reason of default having occurred under the terms of the note secured thereby.

2. That written Notice of Intent to Foreclose the Mortgage by advertisement and sale has been served upon the record owner and the person in possession by certified mail, return receipt requested, mailed to the last known address of record owner and the person in possession at least ten (10) days before commencement of the first publication. That a copy of the Foreclosure Sale Notice was mailed, by certified mail, return receipt requested, to all parties as required by Wyoming statutes, before the first publication. Notices were addressed as follows:

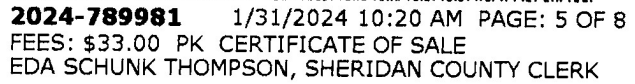
Suzanne M. Bohm
248 Carlin Street
Sheridan, WY 82801

Suzanne M. Bohm
248 South Carlin Street
Sheridan, WY 82801

William James Bohm
248 Carlin Street
Sheridan, WY 82801

William James Bohm
248 South Carlin Street
Sheridan, WY 82801

Current Occupant
248 Carlin Street
Sheridan, WY 82801



My commission expires:

AFFP

FSN - Bohm: WY51500



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FEES: \$33.00 PK CERTIFICATE OF SALE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT B

Affidavit of Publication

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

Alec Crecelius, being duly sworn, says:

That he is Clerk of the The Sheridan Press, a daily newspaper of general circulation, printed and published in Sheridan, Sheridan County, Wyoming; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

January 03, 2024, January 10, 2024, January 17, 2024,
January 24, 2024

That said newspaper was regularly issued and circulated on those dates

SIGNED:

Clerk

Subscribed to and sworn to me this 24th day of January 2024.

Brian T. Kinnison, Notary Public, Sheridan County, Wyoming

My commission expires: May 13, 2028

00012364 00121182

Yuliya Zharkovskaya
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111

2024-BC4

By:

Katelyn Krabbenhoft

Halliday, Watkins & Mann, P.C.

376 East 400 South, Suite 300

Salt Lake City, UT 84111

801-355-2886

HWM File # 51500

Publish Date: January 3, 10, 17, & 24, 2023

BRIAN T. KINNISON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 85029
MY COMMISSION EXPIRES: 05/13/2028

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated May 29, 2007, executed and delivered by Suzanne M. Bohm and William James Bohm ("Mortgagors") to BNC Mortgage, Inc., a Delaware corporation, 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 BNC Mortgage, Inc., a Delaware corporation, its successors and assigns as Mortgagee, and which Mortgage was recorded on June 4, 2007, at Reception No. 576244 MORTGAGE, in Book 671, at Page 0096 in the public records in the office of the County Clerk and ex-officio Register of Deeds in and for Sheridan County, State of Wyoming; and

WHEREAS, the Mortgage was assigned for value as follows:

Assignee: U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4

Assignment dated: September 30, 2011

Assignment recorded: October 17, 2011

Assignment recording information: at Reception No. 2011-691329, in Book 808, at Page 661

All in the records of the County Clerk and ex-officio Register of Deeds in and for Sheridan 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 thereof, 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 as of December 29, 2023 being the total sum of \$146,053.18, plus interest, costs expended, late charges, and attorneys' 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;

WHEREAS, 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 U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4, 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 Sheridan County, Wyoming to the highest bidder for cash at 10:00 o'clock in the forenoon on January 31, 2024 at the North door of the Sheridan County Courthouse in the City of Sheridan, Sheridan County, State of Wyoming, 224 S. Main Street, Sheridan, Wyoming 82801, for application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

North 63 feet of Lot 16, and the East one-half of the North 63 feet of Lot 17, in Block 9, of the Amended Plat of parts of Blocks 2, 3, 5, 6, 9, 10, 13, 14, 17, and 18, of Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

With an address of 248 Carlin Street, aka 248 South Carlin Street, Sheridan, WY 82801 (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 their purchase price and/or statutory interest rate.

Dated: December 20, 2023 U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series



FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated May 29, 2007, executed and delivered by Suzanne M. Bohm and William James Bohm ("Mortgagors") to BNC Mortgage, Inc., a Delaware corporation, 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 BNC Mortgage, Inc., a Delaware corporation, its successors and assigns as Mortgagee, and which Mortgage was recorded on June 4, 2007, at Reception No. 576244 MORTGAGE, in Book 671, at Page 0096 in the public records in the office of the County Clerk and ex-officio Register of Deeds in and for Sheridan County, State of Wyoming; and

WHEREAS, the Mortgage was assigned for value as follows:

Assignee: U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4

Assignment dated: September 30, 2011

Assignment recorded: October 17, 2011

Assignment recording information: at Reception No. 2011-691329, in Book 808, at Page 661

All in the records of the County Clerk and ex-officio Register of Deeds in and for Sheridan 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 thereof, 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 as of December 29, 2023 being the total sum of \$146,053.18, plus interest, costs expended, late charges, and attorneys' 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;

WHEREAS, 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 U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4, as the Mortgagee, 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 and for Sheridan County, Wyoming to the highest bidder for cash at 10:00 o'clock in the forenoon on January 31, 2024 at the North door of the Sheridan County Courthouse in the City of Sheridan, Sheridan County, State of Wyoming, 224 S. Main Street, Sheridan, Wyoming 82801, for application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

North 63 feet of Lot 16, and the East one-half of the North 63 feet of Lot 17, in Block 9, of the Amended Plat of parts of Blocks 2, 3, 5, 6, 9, 13, 14, 17, and 18, of Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

With an address of 248 Carlin Street, aka 24 South Carlin Street, Sheridan, WY 82801 (the undersigned disclaims liability for any error in the address).

Together with all improvements thereon situated 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 their purchase price and/or statutory interest rate.

Dated: December 20, 2023 U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2007-BC4

By: _____

Katelyn Krabbenhoft
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
801-355-2886

HWM File # 51500

Publish Date: January 3, 10, 17, & 24, 2023

EXHIBIT C
AFFIDAVIT OF ATTORNEY

STATE OF: UTAH)
:SS.
COUNTY OF: SALT LAKE)

Katelyn Krabbenhoft of lawful age, being first duly sworn upon her oath, deposes and says:

1. That she is an attorney admitted generally to practice law in the State of Wyoming and she is a member of the law firm of Halliday, Watkins & Mann, P.C. who are the attorneys representing the Mortgagee in a procedure to foreclose a certain real estate mortgage.

2. That Halliday, Watkins & Mann, P.C., as attorneys for the Mortgagee, will charge the Mortgagee fees totaling \$1,700.00 as compensation for services actually rendered in the foreclosure proceeding.

3. That the above-mentioned fee for services rendered and incurred in connection with the foreclosure sale shall be retained entirely by the law firm of Halliday, Watkins & Mann, P.C. There is no agreement, express or implied, between such attorneys and their client, nor between such attorneys and any other person not a practicing attorney of the State of Wyoming engaged with them as an attorney in this foreclosure proceeding, for any sharing or division of said fee to be added to the debt involved, and said fee when so added to the debt involved shall be only as compensation for services actually rendered in the foreclosure proceeding by an attorney admitted to practice in the State of Wyoming.

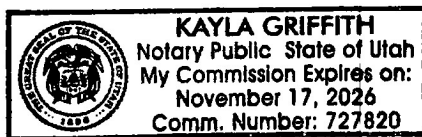
FURTHER AFFIANT SAYETH NAUGHT.

EXECUTED this 22nd day of January, 2024.

Katelyn Krabbenhoft
By: Katelyn Krabbenhoft
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
801-355-2886
HWM File # 51500

State of: Utah)
:SS.
County of: Salt Lake)

This instrument was acknowledged before me on the 22nd day of JANUARY, 2024 by Katelyn Krabbenhoft as an attorney of the law firm of Halliday, Watkins & Mann, P.C.



K. Griffith
(Signature of notarial officer)

NOTARY PUBLIC
Title (and Rank)

My commission expires: