

LEGAL NOTICE

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN of a default existing on the Promissory Note and Mortgage dated January 13, 2020 from Roy A. Cummings, also known as Roy Allan Cummings, Sr., and Deanna M. Cummings, also known as Deanna Marcia Cummings, husband and wife, tenants by the entirety, Grantors, to First State Bank of Newcastle, now known as First Northern Bank of Wyoming, Lender, in the principal amount of \$38,863.53, which Mortgage was recorded on March 12, 2020, in the office of the County Clerk, County of Weston and State of Wyoming, in Book 389 beginning on page 865.

The premises that are described in the Mortgage are as follows:

Lot 11 in Block 23 of the Resubdivision of Block 22, E½ of Block 26 and the W½ of Block 23, of Forest Hill Park Addition in the City of Newcastle, Weston County, Wyoming

The real property or its address is commonly known as 217 4th Ave., Newcastle, WY 82701.

Non-payment and other defaults existing, acceleration having been declared, and the entire remaining mortgage balance being now due and payable;

No lawsuit has been filed to collect the mortgage or any portion thereof;

Pursuant to Wyoming Statutes §34-4-101 et seq., the above-described real estate will be offered for sale and sold by the Sheriff of Weston County, Wyoming, to the highest bidder for cash at public vendue at the front door of the Weston County Courthouse, 1 West Main Street, Newcastle, Weston County, Wyoming on the 19th day of November, 2024 at the hour of 10:00 a.m.

The balance due at this date is \$20,495.07 in unpaid principal, finance charges and late charges of \$351.78, further interest to accrue to the date of sale at the rate of \$2.65931 per day, and attorney's fees and foreclosure costs.

The 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.

Dated this 11th day of October, 2024.

James L. Edwards
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Attorney for First Northern Bank of Wyoming
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