

LEGAL NOTICE

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN of a default existing on the Promissory Note and Mortgage dated August 17, 2018 from Jerry R. Hammond, also known as Jerry Richard Hammond, Mortgagor, to First State Bank of Newcastle, now known as First Northern Bank of Wyoming, Newcastle, Wyoming, Mortgagee, in the principal amount of \$101,949.99, which Mortgage was recorded on August 27, 2018 in the office of the County Clerk, County of Weston, State of Wyoming, in Book 380 beginning on page 652.

NOTICE IS HEREBY FURTHER GIVEN of a default existing on the Promissory Note and Mortgage dated October 17, 2018 from Jerry R. Hammond, also known as Jerry Richard Hammond, Mortgagor, to First State Bank of Newcastle, now known as First Northern Bank of Wyoming, Newcastle, Wyoming, Mortgagee, in the principal amount of \$20,378.00, which Mortgage was recorded on October 23, 2018 in the office of the County Clerk, County of Weston, State of Wyoming, in Book 381 beginning on page 582.

The premises in both of the Mortgages described above are as follows:

Tract 3 of the Gerald Moore Tracts according to the plat recorded May 8, 1992 as instrument number 572260, being further described as a tract of land in the SW3 of Section 35, Township 45 North, Range 61 West, 6th P.M., Weston County, Wyoming being more particularly described as follows:

Commencing at the Southwest Corner of Section 35, T45N, R61W, and running East along the South Boundary of said Section 35, a distance of 1,123.5 feet to intersect the Northeast Boundary of the new U.S. Hwy 16; thence running N40°21'W along said Northeast boundary of said Hwy 16 a distance of 417.4 feet to a 1" aluminum capped property corner, the point of beginning; thence continuing N40°21'W along the Northeast boundary of said Hwy 16 a distance of 208.7 feet to a 1" aluminum capped property corner; thence deflect right and run N49°39'E for a distance of 208.7 feet to a 1" aluminum capped property corner; thence deflect right and S40°21'E a distance of 208.7 feet to a 1" aluminum capped property corner; then deflect right and run S49°39'W a distance of 208.7 feet to the point of beginning.

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 September 19, 2023 at the hour of 10:00 a.m.

The balance due at this date on the first mortgage is \$88,804.46 in unpaid principal, finance charges and late charges of \$2,290.45, further interest to accrue to the date of sale at the rate of \$12.54698 per day, and attorney's fees and foreclosure costs.

The balance due at this date on the second mortgage is \$4,140.21 in unpaid principal, finance charges and late charges of \$247.48, further interest to accrue to the date of sale at the rate of \$0.80173 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 7th day of August, 2023.

James L. Edwards
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Attorney for First Northern Bank
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