

LEGAL NOTICE

NOTICE OF FORECLOSURE SALE

Default having occurred and all prerequisites to foreclosure having been met, notice is hereby given that the mortgage given by Zachary J. Rohde, individually, mortgagor, in favor of First State Bank of Newcastle n/k/a First Northern Bank of Wyoming, mortgagee, dated March 22, 2021, recorded March 24, 2021, as Instrument Number 769455 in the Office of the Clerk of Weston County, Wyoming, given to secure payment of a note in the original amount of Eighty-Three Thousand, Seven Hundred Twenty-Two Dollars and 00/100 (\$83,722.00) is in default. The past amount due as of April 3, 2025, is Three Thousand, Eighty-Two Dollars and 04/100 (\$3,082.04) plus accruing interest, fees and costs, and the amount due as of April 3, 2025, is Seventy-One Thousand, Sixty-One Dollars and 31/100 (\$71,061.31), plus accruing interest, fees and costs. Said mortgage contains a power of sale which, by reason of said default, the owner of the Note and Mortgage 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. 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. 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 the bid. If the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to return of his/her/its money paid. The Purchaser shall have no further recourse against the Mortgagee, Mortgagor, Servicer, or their attorneys.

NOW, THEREFORE, said mortgage foreclosed by sale of the following described real property located in Weston County, Wyoming, described as:

LOT 2, BLOCK 25, ORIGINAL TOWN OF NEWCASTLE, WESTON COUNTY, WYOMING, ACCORDING TO THE OFFICIAL PLAT THEREOF.

which has the address of 110 E. Winthrop, Newcastle, Wyoming 82701, to be sold by public auction by the Sheriff to the highest bidder, for cash, at 10:00 a.m. on Tuesday, May 6, 2025, at the front steps of the Weston County Courthouse, 1 West Main Street, Newcastle, Wyoming 82701. The sale will take place only if a representative of the First State Bank of Newcastle n/k/a First Northern Bank of Wyoming, or its agent, is present.

First Northern Bank of Wyoming
By: Christopher M. Wages
The Wages Group, LLC
130 South Main Street
Buffalo, WY 82834

Publish: April 3, 10, 17, & 24, 2025.