

# LEGAL NOTICE

## FORECLOSURE SALE NOTICE

Default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated June 4, 2024, executed and delivered by George Gordon Roof to Neighbors Bank, and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by George Gordon Roof, as Mortgagor, and Sandra Roof to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Neighbors Bank, its successors and assigns, and which Mortgage was recorded on June 5, 2024, at Reception No. 774666, in Book 421, at Page 286 in the public records in the office of the County Clerk and ex-officio Register of Deeds in and for Weston County, Wyoming.

The Mortgage was assigned for value as follows:

Assignee: Planet Home Lending, LLC

Assignment dated: January 7, 2026

Assignment recorded: January 7, 2026

Assignment recording information: at Reception No. 776870, in Book 432, at Page 798 All in the records of the County Clerk and ex-officio Register of Deeds in and for Weston County, Wyoming.

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.

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 March 24, 2026 being the total sum of \$170,020.71, plus interest, costs expended, late charges, and attorney 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. Prospective purchasers must tender proof of funds at the time of sale.

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, Planet Home Lending, LLC, as Mortgagee, will have the Mortgage foreclosed by law by causing the mortgaged property to be sold at public venue by the Sheriff or Deputy Sheriff in and for Weston County, Wyoming to the highest bidder for cash at 10:00 o'clock in the forenoon on May 5, 2026 at the Weston County Courthouse located at 1 West Main, Newcastle, WY 82701, for application to the above-described amounts secured by the Mortgage, said mortgaged property being described as follows:

Lot 7, Block 2, Black Hills View Addition to the City of Newcastle, Weston County, Wyoming, according to the recorded plat thereof.

With an address of 109 Frontier Ave, Newcastle, WY 82701 (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 his/her/its purchase price and/or statutory interest.

Important Notice to Potential Bidders: Federal law administered by the Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of the Treasury, requires certain residential real estate transactions to be reported to the federal government. If you are the winning bidder at auction, you may be required to provide identifying information about yourself and, if applicable, any entity or trust purchasing the property. This information is required by federal law and must be provided to complete the sale. Failure to provide required information after the sale may delay or prevent issuance of the foreclosure deed.

Dated: March 20, 2026 Planet Home Lending, LLC

By: Brigham J. Lundberg

Halliday, Watkins & Mann, P.C.

376 East 400 South, Suite 300, Salt Lake City, UT 84111

801-355-2886

HWM File # WY22393

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