



**2020-758579** 5/28/2020 10:15 AM PAGE: 1 OF 3  
FEES: \$18.00 HLM MODIFICATION OF MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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## MODIFICATION OF MORTGAGE

**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is May 18, 2020. The parties and their addresses are:

**MORTGAGOR:**

**JAMES M LEGERSKI**  
385 Big Goose Road  
Sheridan, WY 82801

**CHANDRA L LEGERSKI**  
385 Big Goose Road  
Sheridan, WY 82801

**LENDER:**

**FIRST FEDERAL BANK & TRUST**

Organized and existing under the laws of the United States of America  
671 Illinois Street  
Sheridan, WY 82801

**1. BACKGROUND.** Mortgagor and Lender entered into a security instrument dated June 25, 2008 and recorded on July 3, 2008 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Book 711, Page 0402, 614589 and covered the following described Property:

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 31, Township 56 North, Range 84 West, of the Sixth Principle Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N 66 degrees 43'11"E, 2128.46 feet from the Southwest Corner of Section 31, said point also being the easternmost property corner of a tract of land referred to as "Tract A" as shown on County Lot Division, Permit #6-93, as filed with the Office of the Sheridan County Clerk in Drawer A, Plat Number 91; thence N 52 degrees 50'53"E, 258.44 feet; thence S 29 degrees 04'30"E, 521.36 feet; thence N 86 degrees 17'13"W, 151.70 feet; thence N 46 degrees 44'39"W, 422.84 feet to the point of beginning.

The property is located in Sheridan County at 385 Big Goose Rd, Sheridan, Wyoming 82801.

James M Legerski  
Wyoming Real Estate Modification  
WY/4XXXKDUBE0000000002247027N

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Initials  
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**2. MODIFICATION.** For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

**A. Secured Debt.** The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts and Future Advances. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, dated June 25, 2008, from Mortgagor to Lender, with a modified maximum credit limit of \$100,000.00 and maturing on May 20, 2030.


(b) Future Advances. All future advances from Lender to Mortgagor under the Specific Debts executed by Mortgagor in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Mortgagor either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

(c) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

**3. CONTINUATION OF TERMS.** Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

**SIGNATURES.** By signing under seal, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

**MORTGAGOR:**

 (Seal)  
James M Legerski

 (Seal)  
Chandra L Legerski

**LENDER:**

First Federal Bank & Trust

By  (Seal)  
Stephanie Aggers, Assistant Vice President



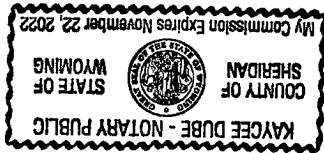
ACKNOWLEDGMENT.

State OF Wyoming, County Sheridan ss.

This instrument was acknowledged before me this 18<sup>th</sup> day of May, 2020 by James M Legerski, and Chandra L Legerski.

My commission expires:

Kaycee Dube  
(Notary Public)



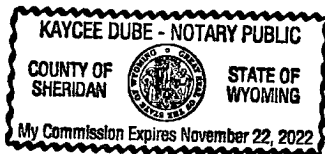
(Lender Acknowledgment)

State OF Wyoming County Sheridan ss.

This instrument was acknowledged before me this 18<sup>th</sup> day of May, 2020 by Stephanie Aggers as Assistant Vice President of First Federal Bank & Trust.

My commission expires:

Kaycee Dube  
(Notary Public)



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