



**2023-783501** 1/12/2023 10:24 AM PAGE: 1 OF 3  
FEES: \$18.00 PK MODIFICATION OF MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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## **MODIFICATION OF MORTGAGE**

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**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is January 10, 2023. The parties and their addresses are:

**MORTGAGOR:**

**FRED BLUMENSTOCK**  
25 COLUMBUS DR  
PARKMAN WY 82838-0000

**LENDER:**

**FIRST NORTHERN BANK OF WYOMING**  
Organized and existing under the laws of Wyoming  
29 N. Gould Street  
Sheridan, WY 82801

**1. BACKGROUND.** Mortgagor and Lender entered into a security instrument dated 12/27/2022 and recorded on 12/29/2022 (Security Instrument). The Security Instrument was recorded in the records of SHERIDAN County, Wyoming at 2022-783299 and covered the following described Property:

Tract No. 7 of Columbus Subdivision, a subdivision in Sheridan County, Wyoming.

The property is located in SHERIDAN County at 25 COLUMBUS DRIVE, PARKMAN, Wyoming 82838.

**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 renewal note or other agreement, No. 370011552, dated January 10, 2023, from Mortgagor to Lender, with a loan amount of \$100,000.00 and maturing on December 27, 2023.

(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) All Debts. All present and future debts from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Modification will not secure any other debt if Lender, with respect to that other debt, fails to fulfill any necessary requirements or fails to conform to any limitations of the Real Estate Settlement Procedures Act (Regulation X) that are required for loans secured by the Property.

(d) 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, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

**MORTGAGOR:**

  
FRED BLUMENSTOCK

Date 1-10-23

**LENDER:**

FIRST NORTHERN BANK OF WYOMING

By   
TODD ERIC GREIG, VICE PRESIDENT

Date 1-10-23



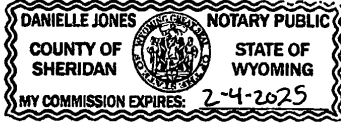
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ACKNOWLEDGMENT.

State Wyoming OF Wyoming, County Sheridan OF Sheridan ss.  
This instrument was acknowledged before me this 10 day of  
January, 2023 by FRED BLUMENSTOCK.

My commission expires: 2-4-2025

Danielle Jones  
(Notary Public)



(Lender Acknowledgment)

State Wyoming OF Wyoming, County Sheridan OF Sheridan ss.  
This instrument was acknowledged before me this 10 day of  
January, 2023 by TODD ERIC GREIG as VICE PRESIDENT of  
FIRST NORTHERN BANK OF WYOMING.

My commission expires: 2-4-2025

Danielle Jones  
(Notary Public)

