

RECORDATION REQUESTED BY:

Buffalo Federal Bank
The Bank of Buffalo
P.O. Box 1020
106 Fort Street
Buffalo, WY 82834

WHEN RECORDED MAIL TO:

Buffalo Federal Bank
P.O. Box 1020
Buffalo, WY 82834

SEND TAX NOTICES TO:

Thomas Saur
1781 Lookout Point Dr.
Sheridan, WY 82801



2023-789378 12/18/2023 11:26 AM PAGE: 1 OF 2
FEES: \$15.00 PK MODIFICATION OF MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 11, 2023, is made and executed between Thomas Saur, aka Thomas C. Saur, a single person, whose address is 1781 Lookout Point Dr., Sheridan, WY 82801 (referred to below as "Grantor") and Buffalo Federal Bank, whose address is P.O. Box 1020, 106 Fort Street, Buffalo, WY 82834 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 7, 2023 (the "Mortgage") which has been recorded in Sheridan County, State of Wyoming, as follows:

Recorded 09/15/2023 on document 2023-787704 .

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Sheridan County, State of Wyoming:

Lot 57, Riverstone Park Subdivision, a subdivision in the City of Sheridan, Sheridan County, Wyoming, as recorded in Book R of Plats, Page 48.

The Real Property or its address is commonly known as 1290 Oxbow Dr., Sheridan, WY 82801.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

Principal Balance increase to **\$113,000.00.**

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 11, 2023.

GRANTOR:

X 
Thomas Saur

LENDER:

BUFFALO FEDERAL BANK

X 
Rich Griffith, Senior Loan Officer



2023-789378 12/18/2023 11:26 AM PAGE: 2 OF 2
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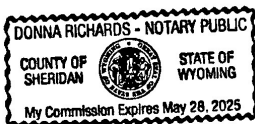
Loan No: 013704859CIT1

Page 2

INDIVIDUAL ACKNOWLEDGMENT

State of Wyoming
County of Sheridan

This instrument was acknowledged before me on Dec 11, 2023 (date) by Thomas Saur.



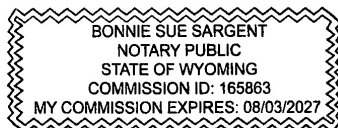
Donna Richards
(Notarial Signature)

My commission expires: 5-28-2025

LENDER ACKNOWLEDGMENT

State of Wyoming
County of Johnson

This instrument was acknowledged before me on 12-11-23 (date) by Rich Griffith as Senior Loan Officer of Buffalo Federal Bank.



Bonnie Sue Sargent
(Notarial Signature)

My commission expires: August 03, 2027