



SHERIFF'S DEED

THIS INDENTURE is made this day by and between **W. Levi Dominguez**, the duly elected and qualified Sheriff of Sheridan County, Wyoming, Transferor herein, and **Buffalo Federal Bank**, whose mailing address is 1375 Sugarland Drive, Sheridan, WY 82801, Transferee herein.

WITNESSETH, THAT:

WHEREAS, the real property described below has been lawfully sold at public foreclosure sale by the Sheriff of Sheridan County, Wyoming, on March 6, 2024, at 10:00 o'clock a.m. in accordance with the provisions of the Wyoming Statutes, such sale being preceded by public notice given in accordance with Wyoming law and the highest bidder for the property described herein being Buffalo Federal Bank; and

WHEREAS, the Sheriff of Sheridan County, Wyoming, has issued to Buffalo Federal Bank, a Certificate of Purchase dated March 6, 2024, showing that Buffalo Federal Bank, was the purchaser of the property described herein at the foreclosure sale described above, and such Certificate of Sale has been recorded in the Office of the County Clerk and Ex-Officio Register of Deeds of Sheridan County, Wyoming, on March 8, 2024, under document 2024-790709; and

WHEREAS the property described herein was mortgaged by Corbett Buller and Kristine Buller, to Buffalo Federal Bank by the terms of a Mortgage recorded on June 24, 2022, as document 2022-779615, in the office of the County Clerk and Ex-Officio Register of Deeds of Sheridan County, Wyoming; and

WHEREAS, all proceedings of foreclosure and sale described herein occurred following default in the mortgage described in the previous paragraph; and

WHEREAS, all rights of redemption provided by the statutes of Wyoming (W.S. 1-18-103 and 1-18-104) have expired, and during the course of such redemption periods there has been no redemption by any person;

NOW, THEREFORE, KNOW ALL MEN BY THIS DEED, that I, W. Levi Dominguez, the duly elected and qualified Sheriff of Sheridan County, Wyoming, in consideration of the premises, have granted and sold and do hereby convey to Buffalo Federal Bank, and their successors and assigns, the following described tract of land in Sheridan County, Wyoming, to-wit:

Tract 1, Eisele Turf Estates, A Subdivision in Sheridan County, Wyoming Filed
on October 9, 2018, Drawer E of Plats, Page 25

Together with all improvements situate thereon and all appurtenances thereunto
appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants,
restrictions, and rights of record and subject to any state of facts which would be
disclosed by an accurate survey or physical inspection of the premises and
subject to building and zoning regulations and city, state and county subdivision
laws.

Also known as: 106 Decker Road, Sheridan, WY 82801

To have and to hold the described premises with all appurtenances to the said
Transferee, its successors and assigns forever.

WITNESS my hand and seal this 17 day of July, 2024.

SHERIFF OF SHERIDAN COUNTY, WYOMING

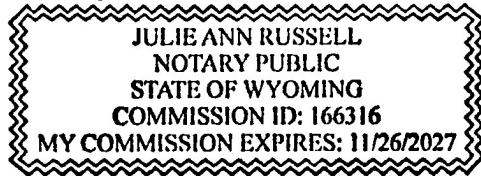
By: W. Levi Dominguez
W. Levi Dominguez, Sheriff



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FEES: \$18.00 PK SHERIFFS DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
: SS.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 17 day of
July, 2024, by **W. Levi Dominguez**, Sheriff of Sheridan County, Wyoming.



Julie A Russell
Notarial Officer

My commission expires: 11/26/27

NO. 2024-793182 SHERIFFS DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
LONABAUGH & RIGGS DRAWER 5059
SHERIDAN WY 82801