

RECORDATION REQUESTED BY:

COWBOY STATE BANK
RANCHESTER MAIN BANK
515 US HWY 14
PO BOX 789
RANCHESTER, WY 82839

WHEN RECORDED MAIL TO:

COWBOY STATE BANK
RANCHESTER MAIN BANK
515 US HWY 14
PO BOX 789
RANCHESTER, WY 82839

SEND TAX NOTICES TO:

COWBOY STATE BANK
RANCHESTER MAIN BANK
515 US HWY 14
PO BOX 789
RANCHESTER, WY 82839



2023-788263 10/16/2023 11:17 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 October 10, 2023, is made and executed between JOHN MARKO BUBLICH and KRISTOPHER M. POWERS, whose address is 2026 LIBERTY CT, SHERIDAN, WY 82801 (referred to below as "Grantor") and COWBOY STATE BANK, whose address is 515 US HWY 14, PO BOX 789, RANCHESTER, WY 82839 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 29, 2021 (the "Mortgage") which has been recorded in SHERIDAN County, State of Wyoming, as follows:

RECORDED IN THE OFFICE OF THE SHERIDAN COUNTY CLERK AS #2021-766009 ON 02/01/2021.

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

ALL OF LOT 28 OF THE M & W SUBDIVISION (AMENDED) TO THE TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING, INDEXED AS PLAT M-11 BY THE SHERIDAN COUNTY CLERK

AND

A PART OF LOT 26, BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 26, SAID POINT BEING LOCATED S0°14'W, 16.1 FEET FROM THE NORTHEAST CORNER OF SAID LOT 26; THENCE ALONG SAID EASTERLY LINE S0°14'W, 24.10 FEET TO A POINT; THENCE LEAVING SAID EASTERLY LINE, N69°27'W, 8.40 FEET TO A POINT; THENCE N20°33'E, 22.60 FEET TO THE POINT OF THE BEGINNING.

AND

LOT 27, EXCEPT FOR THE FOLLOWING DESCRIBED TRACT OF LAND:

THE N.E. 1/4
CORNER

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE ALONG THE EASTERLY LINE OF SAID LOT 27, N0°14'E, 70.80 FEET; THENCE LEAVING SAID EASTERLY LINE, S80°12'31"W, 102.66 FEET TO THE WESTERLY LINE OF SAID LOT 27; THENCE ALONG SAID WESTERLY LINE S0°14'W, 84.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27; THENCE ALONG THE SOUTHERLY LINE OF LOT 27, N72°10'E, 94.33 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 27, N77°22'E, 11.71 FEET TO THE POINT OF THE BEGINNING.

The Real Property or its address is commonly known as 700 US HWY 14 W, RANCHESTER, WY 82839. The Real Property tax identification number is 001936.

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

INCREASING PRINCIPAL BALANCE TO \$226,846.02.

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.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 10, 2023.

GRANTOR:

X 
JOHN MARKO BUBLICH

X 
KRISTOPHER M. POWERS

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 2021005CIT

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LENDER:



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COWBOY STATE BANK

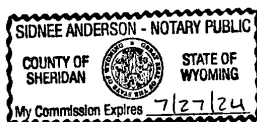
[Signature]
X
Authorized Signer

INDIVIDUAL ACKNOWLEDGMENT

State of Wyoming

County of Sheridan

This instrument was acknowledged before me on 10/10/2023 (date) by JOHN MARKO BUBLICH and KRISTOPHER M. POWERS.



[Signature]
(Notarial Signature)

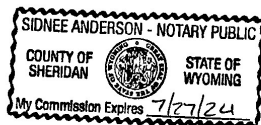
My commission expires: July 27, 2024

LENDER ACKNOWLEDGMENT

State of Wyoming

County of Sheridan

This instrument was acknowledged before me on 10/10/2023 (date) by Phil Hastings as Lender of COWBOY STATE BANK.



[Signature]
(Notarial Signature)

My commission expires: July 27, 2024