



2025-803590 11/19/2025 11:24 AM PAGE: 1 OF 3
FEES: \$18.00 IH NOTICE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NOTICE OF FORECLOSURE SALE RESCISSION

Lucketta McMahon, (hereinafter “Affiant”) attorney for First Federal Bank & Trust being first duly sworn upon her oath, states as follows:

1. Affiant is the attorney who conducted the foreclosure sale of the first mortgage on the subject property held by First Federal Bank & Trust. The mortgage on the subject property was executed by Mindy N Garner, A Married Woman as Her Sole and Separate Property and originally held by First Federal Savings Bank by a mortgage dated October 3, 2013 and recorded on October 8, 2013, at Reception No. 2013-708173 in Book 872 at Page 328 in the records of the office of the County Clerk and ex-officio Register of Deeds in and for Sheridan County, State of Wyoming.

WHEREAS, the mortgage was assigned for value as follows:

Assignor: First Federal Savings Bank
Assignee: First Federal Bank & Trust
Assignment dated: June 18, 2025
Assignment recorded: June 19, 2025
Assignment recording information: at Reception No. 2025-799937

All in the records of the County Clerk and ex-officio Register of Deeds in and for Sheridan County, Wyoming.

The property is described as follows:

NORTH 30 FEET OF LOT FOUR (4) AND THE SOUTH 30 FEET OF LOT THREE (3), BLOCK TWELVE (12) OF DANA ADDITION TO THE TOWN, NOW CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

with an address of
1378 Taylor Ave Sheridan, WY 82801

Together with all improvements thereon situate and all fixtures and appurtenances thereto.



2. Said foreclosure sale was conducted by the Sheriff in and for Sheridan County, Wyoming at the time and place specified in the Notice of Foreclosure Sale, to-wit: On August 20, 2025, at 10:00 a.m. in the forenoon at the front door of the Sheridan County Courthouse located at 224 S Main St., Sheridan, WY, Sheridan County, State of Wyoming.

3. Said sale was being made pursuant to a Notice of Foreclosure Sale published in the Sheridan Press, a newspaper published and having general circulation in Sheridan County, State of Wyoming once a week for four (4) consecutive weeks commencing with the July 21, 2025, issue of said newspaper and ending with the August 11, 2025, issue thereof.

4. At the foreclosure sale, First Federal Bank & Trust's bid was the highest and best sum for the real property, that sum being \$150,700.00; therefore, the Sheriff issued a Certificate of Sale dated August 20, 2025, and recorded August 20, 2025, Instrument No. 2025-801540, in the records of Sheridan County to First Federal Bank & Trust

5. Following the foreclosure, an error in the bid was discovered, therefore, First Federal Bank & Trust hereby rescinds the sale in accordance with Wyo. Stat. §1-18-115.

WHEREFORE, AFFIANT ON BEHALF OF FIRST FEDERAL BANK & TRUST, HEREBY CANCELS AND RESCINDS THE FORECLOSURE SALE AND WAIVES ALL RIGHT, CLAIM AND INTEREST TO ANY CLAIM OF TITLE TO THE PROPERTY, SO THAT THE RESPECTIVE PARTIES, AND ANY OTHER LIENHOLDERS, REMAIN IN THE SAME RELATIVE POSITIONS AS THEY WERE IN BEFORE THE FORECLOSURE SALE, AS IF IT HAD NEVER TAKEN PLACE.



Dated: November 19, 2025

IDEA LAW GROUP, LLC

Lucketta McMahon

Lucketta McMahon, #6-4270
 4530 S. Eastern Ave., Ste. 10
 Las Vegas, NV 89119
 Phone: (877) 353-2146

STATE OF Texas)
) SS.
 COUNTY OF Hidalgo)

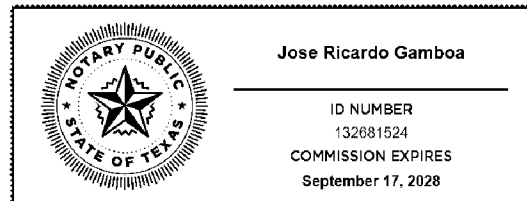
The foregoing instrument was acknowledged, subscribed, and sworn to before me this 19th day of November, 2025, by Lucketta McMahon, attorney for First Federal Bank & Trust.

Witness my hand and official seal.

Jose Ricardo Gamboa
 Notary Public of Texas

My Commission Expires:

09/17/2028



Electronically signed and notarized online using the Proof platform.

NO. 2025-803590 NOTICE
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 IDEA LAW GROUP, LLC 4530 S EASTERN AVE STE 10
 LAS VEGAS NV 89119-6181