



Natrona County Mortgagee's Foreclosure Sale: 203 North Iowa Avenue — Auction October 29, 2026

Public paper · October 13, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Natrona County mortgagee's foreclosure sale under a power of sale scheduled October 29, 2026 at 10:00 AM — 203 North Iowa Avenue. Terms as stated in the published notice; subject to superior liens.

A published mortgagee's foreclosure sale under a power of sale notice schedules a foreclosure auction for real property in Natrona County, WY. The sale is set for October 29, 2026 at 10:00 AM at Front steps of the Natrona County Courthouse, 115 North Center Street, Casper, Wyoming 82601.

Property and parties named in the notice

- Street address believed: 203 North Iowa Avenue, Casper, WY 82609 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Natrona County, WY.
- Grantor / borrower of record (as named): Sharla Higgins, a single woman, sole owner.
- Current mortgagee / judgment creditor (as named): Wyoming Community Development Authority (assignee of MERS as nominee for Guild Mortgage Company LLC).
- File / TS / case reference: Mortgage Inst. No. 1164709; Affidavit Inst. No. 1166187; Assignment Inst. No. 1192449; Legal No. COL-WY-3920.

What the published notice states

Mortgage dated Dec. 13, 2024 (MERS as nominee for Guild Mortgage Company LLC), recorded as Instrument No. 1164709; Affidavit Affecting Title recorded Jan. 30, 2025 (Inst. No. 1166187); assigned to Wyoming Community Development Authority Aug. 13, 2026 (recorded Aug. 24, 2026, Inst. No. 1192449). Original note \$216,015.00. Past amount due as of Sept. 22, 2026: \$24,305.74; amount due as of Sept. 22, 2026: \$233,627.41, plus accruing interest, fees and costs. Legal: Lot 4, Block 10, University Park Addition, City of Casper.

Sale terms the notice states

- From the notice: Public auction by the Sheriff to the highest bidder for cash. The sale will take place only if a representative of the Wyoming Community Development Authority, or its agent, is present. Property may be subject to other liens that will not be extinguished.
- Where it happens: Sale is at the front steps of the Natrona County Courthouse in Casper, not at the property.
- Sale is at public auction to the highest bidder under the terms in the published notice.
- Property is typically sold as-is / where-is, subject to unpaid taxes, prior liens, and encumbrances of record.
- Right to adjourn, continue, or confirm the sale may be reserved as stated in the source notice and applicable state law.
- Anyone considering bidding should read the full published notice, run independent title and occupancy checks, and consult their own counsel.

A bidder's footnote

The \$233,627.41 figure is labeled as amount due, not a minimum bid. Published Sept. 29, Oct. 6, 13 and 20, 2026.

How Notice Nearby treats foreclosure / trustee's sales

This courts desk paper restates a public foreclosure / trustee's sale / sheriff's sale notice. It is not a civil docket ruling, not investment advice, and not a title commitment. Notice Nearby cites the source notice URL below; verify details against the official publication before relying on them.

About the photo

Townsend Justice Center in Casper, Wyo.; the notice sets the sale at the front steps of the Natrona County Courthouse, 115 North Center Street. Photo: Chevsapher, CC0, via Wikimedia Commons. The image is illustrative and does not show the property being sold.

Sources

1. Casper Star-Tribune notice of foreclosure sale, as posted on [wyoming.column.us](https://wyoming.column.us/?activeNotice=Un8A6EnTHWpUaF33jAtR&subdomain=wyoming) — sale October 29, 2026, Front steps of the Natrona County Courthouse, 115 North Center Street, Casper, Wyoming 82601; property 203 North Iowa Avenue, Casper, WY 82609.
<https://wyoming.column.us/?activeNotice=Un8A6EnTHWpUaF33jAtR&subdomain=wyoming>

2. Notice Nearby courts desk · Record of Sale, LLC (Oregon).

Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
- Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
- Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

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