November 1, 2018 www.thermopir.com

#### ADVERTISEMENT FOR BIDS

Sletten Construction of Wyoming, Inc. requests subcontractor and supplier bids for work on the Hot Springs County Memorial Hospital Addition and Renovation. Emailed bids will only be accepted until 11 a.m., Emailed to wyobids@sletteninc. com, on November 6, 2018.

Scope of work for the Hospital will include: Demolition, Helical Piers, Foundations, Slabs, Masonry, Structural Steel Erection, Structural Steel Fabrications, Architectural Woodwork, Metal Studs and Drywall, EIFS, Metal Wall Panels, Fiber Cement Siding, Architectural Metal and Membrane Roofing, Joint Sealants, Hollow Metal Doors & Frames, Overhead Doors, Coiling Doors, Aluminum Entrances and Storefronts, Acoustical Ceilings, Tile Flooring, Carpet Resilient Flooring, Painting and Wall Coverings, Specialties, Food Service Equipment, Blinds, Fire Protection, Earthwork & Site Utilities, Asphalt Paving, Landscaping.

Five percent preference is hereby given to subcontractors, supplies, equipment, machinery, and provisions produced, manufactured, supplied or grown in Wyoming, quality being equal to articles offered by competitors outside the State as provided in W.S. 16-6-101 through 16-6-107.

Pub. Oct. 18, 25 & Nov. 1, 2018

No. 8440

## **NOTICE OF POSTPONEMENT OF** FORECLOSURE SALE

WHEREAS, default has occurred under the terms of a promissory note (the "Note") dated August 25, 2006, executed and delivered by Neda Lee Nelson ("Mortgagor(s)") to Mountain Pacific Mortgage Company ("Mortgagee") in that the mortgagor is deceased, and a real estate mortgage (the "Mortgage") of the same date securing the Note, which a Home Equity Conversion Mortgage (Reverse Mortgage) was executed and delivered by Mortgagor(s), to Mortgagee, and which Mortgage was recorded in the records of the office of the County Clerk and ex-officio Register of Deeds in and for Hot Springs County, State of Wyoming, on September 1, 2006, at Instrument No. 0468566 in Book 120, Page 554.

WHEREAS, the Mortgage has been duly assigned for value by Mortgagee as follows:

To Financial Freedom Senior Funding Corporation on January 4, 2006, recorded on January 16, 2007, at Instrument No. 0470688 in Book 122, Page 959.

To Mortgage Electronic Registration Systems, Inc. ("MERS"), a Delaware Corporation, its successors or assigns, as nominee for Financial Freedom Acquisition LLC on December 20, 2009, recorded on January 5, 2010 at Instrument No. 0486858 in Book 139, Page 808.

To CIT Bank, N.A., it successors and assigns on March 29, 2018, recorded on April 23, 2018 at Instrument No. 0529889 in Book 180, Page 838.

To Mortgage Assets Management, LLC on August 24, 2018, recorded on August 31, 2018 at Instrument No. 0531748 in Book 182, Page 497.

All in the records of the County Clerk and ex-

County, Wyoming.

All in the records of the County Clerk and exofficio Register of Deeds in and for Hot Springs County, Wyoming; and

WHEREAS, written notice of intent to foreclose the Mortgage by advertisement and sale, pursuant to the terms of the Mortgage, has been served upon the record owner and party in possession of the mortgaged premises at least ten (10) days prior to first publication of the notice of sale;

The property covered by said Mortgage is described as follows:

LOTS 17 AND 18, IN BLOCK 9, BRYDON'S THIRD ADDITION TO THE TOWN OF THER-MOPOLIS, HOT SPRINGS COUNTY, WYO-

with an address of 828 Washakie Street Thermopolis, Wyoming 82443.

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

WHEREAS, the property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale. Any prospective purchaser should research the status of title before submitting a bid;

NOTICE IS HEREBY GIVEN, pursuant to Wyoming Statutes Section 34-4-109 (2003) that the foreclosure sale of the above Mortgage, scheduled at 11:00 o'clock in the forenoon on October 16, 2018 at the front door of the Hot Springs County Courthouse located at 415 Arapahoe Street, Thermopolis, Wyoming, Hot Springs County, State of Wyoming, has been postponed to 11:00 o'clock in the forenoon on November 20, 2018 at the front door of the Hot Springs County Courthouse located at 415 Arapahoe Street, Thermopolis, Wyoming, Hot Springs County, State of Wyoming.

> Mortgage Assets Management, LLC By: Danette Baldacci Crowley Fleck PLLP P.O. Box 6550 Sheridan, WY 82801 1-844-280-7990

Pub. Oct. 18, 25, Nov. 1, 8, 15, 2018

NOTICE OF CANDIDATE FILING FOR THE ELECTION OF OWL CREEK WATER DISTRICT DIRECTORS

On November 6, 2018, the Owl Creek Water District will hold a Board of Director election for the Owl Creek Water District, for the purpose of electing two (2) directors for the four (4) year terms.

The polling location for the election is scheduled to be at the basement of the Big Horn Federal Bank at 643 Broadway, Thermopolis, Wyoming. The polls will open between 2:00 p.m. to 7:00 p.m. on November 6, 2018.

The candidates who have made applications are Colte Russell and Lonnie Music. the highest

Absentee ballots may be requested from Linda McCumber, Secretary for the Owl Creek Water District by calling 307-921-9099 or mailing the District at P.O. Box 662, Thermopolis, WY 82443.

Filing Officer: Rose Basko

Owl Creek Water District **Board of Directors** 

Pub. Nov. 1, 2018

No. 8449

### Hot Springs County School District No. 1 **Notice of Special Meeting**

Notice is hereby given that the Board of Trustees of Hot Springs County School District No. 1 will hold a special meeting in the Board Room, located at 415 Springview, Thermopolis, WY, at 6:00 p.m. on Tuesday, November 6, 2018. The purpose of the special meeting will be to review WSBA resolutions, WSBA officer descriptions, and discuss officer positions board members are interested in serving.

> /s/ Clay Van Antwerp Chairman, Board of Trustees

Pub. Nov. 1, 2018

No. 8447

### NOTICE OF SALE

There is a 2000 Reinke Trailer, VIN# 4C6FA482XY1030302 will be sold at Sheriff's public auction on the front steps of the Hot Springs County Courthouse on Nov. 13th, 2018 at 11:00 a.m. This sale is to satisfy abandoned vehicle costs against Cranes Transportation Services on the above listed vehicle by Smith Oil Field Service in the amount of \$20,031.50.

Pub. Nov. 1 & 8, 2018

No. 8448

### FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of the Promissory Notes (the "notes"), dated April 14, 2008 and November 20, 2014, and executed and delivered by Abraham Hu and Moses Hu ("Mortgagor"), to Thermopolis Improvement Corp., Thermopolis, Wyoming ("Mortgagee"), and a Real Estate Mortgage (the "Mortgage") of April 14, 2008, securing the Notes which Mortgage was recorded on April 14, 2008, at the office of the County Clerk and Ex-Officio Register of Deeds in and for Hot Springs County, Wyoming, as Document #477605, in Book 130 of Microfilm, Pages 230-237. The Mortgage encumbers the following-described real estate located at 526 Broadway, Thermopolis, Hot Springs County, Wyoming 82443, and more particularly described as follows, to-wit:

Lot 18, Block 2 of the Original Townsite of the Town of Thermopolis, Wyoming, together with all improvements thereon and appurtenances thereunto belonging.

And all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by the Mortgage.

WHEREAS, a default in said Mortgage has occurred by reason of the failure of the Mortgagor to pay the principal, interest and late fees due thereon when the same became due and payable, and said Mortgagee has exercised its option to declare the debt secured thereby to be accelerated, DUE AND PAYABLE IN FULL, and is now proceeding according to law to advertise and sell said property to satisfy the same; and

WHEREAS, said Mortgage contains a power of sale which by reason of said default, the Mortgagee declares to have become operative, and no suit or proceeding has been instituted at law to recover the debt secured by said Mortgage, or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued; and

WHEREAS, written notice of default and intent to foreclose the Mortgage by advertisement and sale has been served upon the record owner. the parties in possession, and other lien or mortgage holders of the mortgaged premises at least ten (10) days prior to the commencement of this publication, and the amount due upon the Mortgage on the date of first publication of this foreclosure sale notice consists of principal and accrued interest in the amount of \$34,751.98, attorney's fees of \$619.50, costs of \$13.60, for a total sum of \$35,385.08, plus Wyoming Department of Revenue Tax Lien in the amount of \$913.84; 2018 Property Taxes in the amount of \$1,056.86; Certificate of Purchase from 2017 Property Tax Lier in the amount of \$1,002.53; 2017 Personal Property Taxes in the amount of \$26.52; 2017 Personal Property Taxes in the amount of \$106.29, totaling \$3,106.04, together with penalties and interest or each lien; to a total sum of \$38,491.12, plus attorney's fees, costs to be expended and accruing interest and costs after the date of first publication of this notice of sale; and

WHEREAS, the property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale. Any prospective purchasers should research the status of title before submitting a bid.

NOW, THEREFORE, THERMOPOLIS IM PROVEMENT CORP. of Thermopolis, Wyoming as the Mortgagee, will have the Mortgage foreclosed as by law provided by causing the mortgaged property to be sold at public venue by the Sheriff or Deputy Sheriff in and for Hot Springs County, Wyoming, to the highest bidder for each at 11:00 o'clock in the forenoon on November 27, 2018, at the front door of the Hot Springs County Courthouse in Thermopolis, Hot Springs County Wyoming, for application on the above-described amounts secured by the Mortgage.

## THERMOPOLIS IMPROVEMENT CORP.

MICHAEL S. MESSENGER Messenger Law Firm, P.C. P. O. Box 111 Thermopolis, WY 82443 (307) 864-5541

Pub. Nov. 1, 8, 15 & 22, 2018

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## **COUNTY SHERIFF**

**FOUR YEAR TERM VOTE FOR ONE (1)** 



There is a chance and a choice.

Paid for by Write-in Candidate Dan Pebbles

Write In

"Dan

Pebbles"

## Central Wyoming Skin Clinic Scott D. Bennion M.D., F.A.A.D.

**Board Certified Dermatologist** 

would like to announce that Nancy Brown, FNP-C

Will be seeing patients in our Thermopolis Clinic at 150 E. Arapahoe on November 19.

When Healthy Skin Matters, Call the Specialists.

TO SCHEDULE CALL TOLL FREE IN WY 1-877-858-0990 www.wyoskindoc.com

## ATTENTION HOT SPRINGS **COUNTY TAXPAYERS!**

The first installment of the 2018 taxes is due by November 10, 2018.

If you choose not to pay in installments, you have until **December 31, 2018** to pay the total without interest. Please contact Hot Springs County Treasurer's Office if you have any questions at 864-3616.

Pay online at http://www.hscounty.com/

Pay by phone: call (877)690-3729 and use jurisdiction code 5990



news@thermopir.com

