

IN THE DISTRICT COURT OF HOT SPRINGS COUNTY, WYOMING

FIFTH JUDICIAL DISTRICT

IN THE MATTER )  
OF THE ESTATE )  
 ) Probate No. 22-14  
OF )

ROBERT LOUIS SCHROEDER, )  
 )  
Deceased. )

**NOTICE OF APPLICATION**

**NOTICE IS HEREBY GIVEN** that Todd Schroeder has made *Application for a Decree of Summary Distribution of Property* to the above Court as provided in Wyo. Stat. Ann. § 2-1-205 for a *Decree of Distribution* in the above-captioned matter establishing rights to title to the following described real property located in Hot Springs County, Wyoming:

The North 45 feet of Lots 22, 23, and 24, Block 5, McManigal's Addition to the Town of Thermopolis, Hot Springs County, Wyoming.

Said *Application for a Decree of Summary Distribution of Property* is filed in the office of the Clerk of the District Court of the Fifth Judicial District at the Hot Springs County, Wyoming, Courthouse, and any dispute as to the facts as presented in that *Application for a Decree of Summary Distribution of Property* should be filed within thirty (30) days from the date of the first publication hereof, at which time the real property of decedent described above and located in Hot Springs County, Wyoming, will be set over to the Estate of Robert Louis Schroeder.

DATED this 10th day of January 2023.

/s/Marshall E. Keller  
Marshall E. Keller WSB #7-6406  
Keller Law Firm, P.C.  
P. O. Box 111  
Thermopolis, WY 82443-0111  
marshall@kellerlawpc.com  
(307) 864-2318

Pub. Jan. 19 & 26, 2023 No. 1277

**NOTICE OF FORECLOSURE SALE**

Default having occurred and all prerequisites to foreclosure having been met, notice is hereby given that the mortgage given by Michael Lee Farmer and Vivian Ann Farmer, husband and wife, mortgagors, in favor of Shoshone First Bank, mortgagee, dated December 13, 2005, recorded December 13, 2005, in Micro Book 115, at Page 983, in the Official Records of the Office of the Clerk of Hot Springs County, Wyoming, given to secure payment of a note in the original amount of Sixty Eight Thousand Dollars and 00/100 (\$68,000.00). Said note and mortgage were assigned to the Wyoming Community Development Authority by Assignment dated December 13, 2005, and recorded December 27, 2005, in Micro Book 116, at page 223, in the Official Records of the Office of the Clerk of Hot Springs County, Wyoming. The past amount due as of January 5, 2023, is Four Thousand Six Hundred Sixty Eight Dollars and 51/100 (\$4,668.51), plus accruing interest, fees and costs, and the amount due as of January 5, 2023, is Forty Seven Thousand Three Hundred Seventy Four Dollars and 80/100 (\$47,374.80), plus accruing interest, fees and costs. Said mortgage contains a power of sale which by reason of default the owner of the Note and Mortgage declares to have become operative and no suit or proceeding has been instituted at law to recover the debt secured by the mortgage or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued. Written notice of intent to foreclose the Mortgage by advertisement and sale has been served upon the record owner and the party in possession of the mortgaged premises at least ten days prior to the commencement of this publication. *The property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale and any prospective purchaser should research the status of title before submitting the bid.*

Therefore, said mortgage will be foreclosed by sale of the following described real property located in Hot Springs County, Wyoming, described as:

THE WEST 20 FEET OF LOT 3 AND ALL OF LOT 4, IN BLOCK 55, OF RYAN'S ADDITION TO THE TOWN OF THERMOPOLIS, HOT SPRINGS COUNTY, WYOMING.

ALSO  
A STRIP OF LAND AND PORTION OF THE NORTH HALF OF THE EAST TEN FEET OF LOT 3, BLOCK 55, RYAN'S ADDITION TO THE TOWN OF THERMOPOLIS, HOT SPRINGS COUNTY, WYOMING, ALSO BEING THAT PORTION THEREOF LYING WEST OF THE EAST

FACE OF THE EXISTING 6-INCH WIDE, 10-INCH HIGH, CONCRETE WALL; TO WIT, BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 55 (AND LOT 1 THEREOF); THENCE N. 88°49'09" W., ALONG THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 70.01 FEET TO THE NORTHWEST CORNER OF AFOREMENTIONED PORTION OF SAID LOT 3, THE TRUE POINT OF BEGINNING, THENCE S. 1°13'48" W., A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED PORTION OF SAID LOT 3; THENCE N. 1°28'32" E., ALONG THE EAST FACE OF SAID CONCRETE WALL, A DISTANCE OF 70.00 FEET; THENCE N. 88°49'09" W., A DISTANCE OF 1.90 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AS PREVIOUSLY RECITED.

which has the address of 525 Ryan Avenue, Thermopolis, Wyoming 82443, to be sold by public auction by the Sheriff to the highest bidder, for cash, at 11:00 a.m. on February 14, 2023, at the front steps of the Hot Springs County Courthouse, 417 Arapahoe Street, Thermopolis, Wyoming 82443. The sale will take place only if a representative of the Wyoming Community Development Authority, or its agent, is present.

Wyoming Community Development Authority  
By: Thomas A. Valdez  
Chapman Valdez & Lansing  
125 West Second Street  
P.O. Box 2710  
Casper, WY 82602  
(307) 237 1983

Pub. Jan. 12, 19, 26 & Feb. 2, 2023  
No. 1275

**Warrants List**

The following list of warrants approved December 15, 2022, by HOT SPRINGS COUNTY SCHOOL DISTRICT is hereby published as required by the Wyoming Education Code of 2005, as amended, Chapter 3, Section 21-3-110 (a)(ii).

PAVEMENT MAINTENANCE INC	\$500.00
STEPHANIE METZ	\$600.00
INDEPENDENT RECORD	\$636.00
WILSON LANGUAGE TRAINING	\$679.00
HOLIDAY INN EXPRESS - CASPER	\$708.05
AIRGAS USA, LLC	\$708.90
BIR, LLC DBA WE GOT YOUR SIX	\$778.80
COPENHAVER/KATH/KITCHEN	\$803.00
JADECO, INC.	\$871.00
FREMONT BEVERAGES, INC.	\$906.50
MY K-12 RESOURCE	\$1,000.00
THERMOPOLIS CHAMBER OF COMMERCE	\$1,020.00
ONE LESS THING	\$1,025.00
WEX BANK	\$1,209.26
JOSTENS	\$1,535.60
DAVE RAMSEY	\$1,701.41
KORRINE RYAN	\$2,200.00
PAXTON WOODS	\$2,362.14
BRUCO, INC.	\$2,535.05
VELOCITY	\$2,677.00
SCHOOL OUTFITTERS	\$2,804.12
EDISON LEARNING, INC	\$2,825.00
CASSIDY VANKIRK	\$2,933.00
THE OFFICE SHOP	\$3,214.12
BSN SPORTS	\$4,125.50
TRAVEL WRIGHT, INC	\$4,161.04
RYTE REHABILITATION	\$4,347.15
CORTNEY O'CONNOR	\$4,375.00
ARETE DESIGN GROUP LLC	\$4,480.00
TRILOGY THERAPY, LLC	\$7,092.36
TOWN OF THERMOPOLIS	\$7,796.30
BARGREEN ELLINGSON	\$8,347.76
HERTZ FURNITURE	\$12,734.00
ROCKET ALUMNI SOLUTIONS INC	\$13,497.30
ROCKY MOUNTAIN POWER	\$17,936.44
BIG HORN REDI MIX, INC	\$19,990.91
NORTHWEST WYOMING BOCES	\$22,781.25
SYSCO MONTANA - HS	\$25,641.02
WYOMING DEPARTMENT OF EDUCATION	\$26,294.79
AMPLIFY EDUCATION, INC	\$71,906.83
BANK OF MONTREAL	\$100,474.64
	\$392,215.24

Pub. Jan. 26, 2023 No. 1274

**COUNCIL PROCEEDINGS**

The Thermopolis Town Council met in regular session January 3, 2023, at 7 pm at Town Hall. Present were Mayor Mike Chimenti, Mayor elect Adam Estenson, Council members John Dorman Sr., Bill Malloy, Dusty Lewis and Council Member elect Rachel Hughes. Also present were Clerk/Treasurer Tracey Van Heule, Town Engineers Heath Overfield and Anthony Barnett, Pub-

lic Works Director Ernie Slagle, Police Chief Pat Cornwell and Town Attorneys Mike Messenger and Marshall Keller.

**AGENDA:** Following the pledge of allegiance, Malloy made a motion, seconded by Dorman and carried to approve the agenda as written.

**MINUTES:** Malloy made a motion, seconded by Lewis and carried to approve the Council meeting minutes from December 6 and 20, 2022.

**BILLS:** Dorman made a motion, seconded by Lewis and carried to approve the General, Enterprise and Special Fund bills for December 2022.

**ACCEPTANCE OF CLERK/TREASURER FINANCIAL DISCLOSURE:** Dorman made a motion, seconded by Lewis and carried to accept the financial disclosure presented by Clerk/Treasurer, Tracey Van Heule, pursuant to W.S. 6-5-118(a).

**SWEARING IN OF NEW MEMBERS OF GOVERNING BODY:** Town Attorney Mike Messenger administered the Oath of Office to Mayor Adam Estenson and Council Members Rachel Hughes and John Dorman Sr. Following the oath of office, Mike Chimenti stepped down and Mayor Adam Estenson and Council conducted the rest of the meeting.

**APPOINTMENT OF POLICE CHIEF:** Malloy made a motion, seconded by Dorman and carried to ratify the mayor's four-year appointment of Pat Cornwell as Police Chief.

**APPOINTMENTS:** Malloy made a motion, seconded by Dorman and carried to ratify the mayor's four-year appointments of the following: Town Depositories – Pinnacle Bank, Big Horn Federal, Bank of Thermopolis and Central Bank & Trust; Official Town Publication – Independent Record; Clerk/Treasurer – Tracey Van Heule; Municipal Judge – Ron Jurovich; Town Attorney – Marshall Keller and Town Engineers – Engineering Associates.

**PUBLIC HEARING: LIQUOR LICENSE TRANSFER:** At 7:12 pm, Mayor Estenson opened the public hearing on transferring the Hot City LLC Retail license to OEB LLC and to transfer the location from 203 S. 6th Street to 528 Broadway. No public comments were expressed and the hearing was closed. Lewis made a motion, seconded by Malloy and carried to approve the ownership and location transfer.

**CITIZEN PARTICIPATION: OEB SALOON: CATERING PERMIT:** Lewis made a motion, seconded by Dorman and carried to approve a catering permit for OEB Saloon for a Ducks Unlimited meeting at the fair grounds on January 14 from 4-11pm. Fair Board approval was received.

**TOWN ENGINEER: ANTHONY BARNETT: ARPA GRANT PROJECTS:** Barnett noted that water and sewer projects were not eligible for this grant.

**DEPARTMENT REPORTS:** Police Chief Cornwell presented the December police report. Slagle presented the Streets and Alleys, Water, Wastewater, Sanitation and Landfill reports.

**TOWN ATTORNEY: MARSHALL KELLER:** Nothing currently.

**ADMINISTRATION: EXECUTIVE SESSION:** At 7:17 Malloy made a motion, seconded by Lewis and carried to enter into executive session as allowed under state statute 16-4-405(a)(x). Regular session resumed at 7:25 pm. Mayor Estenson noted that Fred Crosby is retiring and Jim Jeunehomme will be hired for the position.

**MAYOR & COUNCIL:** Malloy made a motion, seconded by Lewis and carried to adjourn the meeting 7:27 pm. The next Council meeting is January 17, 2023, at 7pm.

**BILLS:** AFLAC, Insurance, \$113.12; American Welding & Gas, Rental, \$204.93; Axon Enterprises, Equip., \$2,790.26; BCN, Service, \$136.72; Big Horn Water, Rental, \$44.87; Carquest, Supplies, \$1,874.42; Caselle, Software Support, \$748.00; Continental Western, Property Ins., \$52,576.00; Discover Thermopolis, Postage, \$59.74; Energy Labs, Service, \$347.00; Engineering Associates, Service, \$11,161.64; Fastenal, Parts, \$645.78; Ferguson Waterworks, Meters, \$955.52; Floyds Truck, Parts, \$1,494.54; Great West Trust, Retirement, \$2,440.00; Green Turf, Service, \$716.04; Hach, Equip., \$1,656.91; Hansons Fire Ext., Service, \$1,221.91; Hawkins, Rental, \$10.00; High Plains Power, Service, \$257.85; Honnen, Parts, \$141.30; HSC Clerk, Filing Fees, \$60.00; HSC Fire District, Funding & snow removal, \$15,825.00; HS Vet Clinic, Contract, \$955.00; HSC Treasurer, Tax Collection, \$302.46; Idexx, Supplies, \$503.43; Independent Record, Service, \$570.40; Indoff, Supplies, \$26.76; Insurance Trust, Premiums, \$36,295.00; Ron Jurovich, Service, \$900.00; Keller Law Firm, Service, \$1,000.00; Laird Sanitation, Service, \$85.00; Legion Golf Club, Funding, \$10,000.00; Messenger Law Firm, Service, \$4,900.00; Mike Mortimore, Service, \$300.00; Travis Morgan, Class & Boots, \$200.00; Murdoch, Diesel, \$2,837.63; Nartec, Supplies, \$188.10; National Band & Tag, Supplies, \$82.26; NCPERS, Life Ins., \$256.00; Noble Medical, Supplies, \$192.41;

One Call, Fees, \$1.50; O'Reilly Auto, Parts, \$170.95; Postmaster, Postage, \$699.16; Railroad Mgmt, Fees, \$344.67; Range, Service, \$580.77; Rocky Mt. Power, Service, \$15,509.70; Serlkay Printing, Forms, \$85.00; Basil Sorensen, CDL, \$45.00; SW Equip, Parts, \$507.38; Street Cop Training, Class, \$498.00; Thermopolis Police Dept, Petty cash, \$55.14; Tony's TLC, Parks contract, \$7,800.00; TOT General, Acct'g & Collection, \$13,000.00; TOT, Depreciation & Intergov Water, \$69,865.95; Tracey Van Heule, ½ CPA License, \$95.00; Tractor & Equip, Parts, \$2,914.68; Traveling Computers, 2 computers, \$2,837.99; Tumbleweed Propane, Propane, \$362.10; Unum, Life Ins., \$105.12; USA Blue Book, Supplies, \$692.34; Verizon, Phone, \$467.52; Visa, Supplies, \$2,574.05; VSP, Insurance, \$359.22; Workforce Services, Workers Comp., \$2,638.32; Wy First Aid, Supplies, \$285.80; WY Gas, Service, \$4,836.02; WY Retirement, Retirement, \$22,752.33; WY Rural Water, Class, \$219.00; State Engineers, Hot water permit, \$50.00; WY.Com, Service, \$25.00; Payroll, \$93,070.24; Payroll Taxes, \$30,124.99.

ATTEST:

Tracey Van Heule, Clerk/Treasurer Adam Estenson, Mayor

Pub. Jan. 26, 2023 No. 1272

**NOTICE OF PUBLIC HEARING**

Kurt & Lisa Shaffer, dba as Shaffer Development, have requested approval of a preliminary subdivision plat dividing a 36-acre parcel into seven lots. The proposal also includes a Land Use Change from Agricultural to Residential for six of the lots, and to Commercial for Lot 7. The applicant proposes to serve the lots with public water, and each would have an onsite septic system. The subject property is located in the southwest quarter of the northwest quarter of Section 13, Township 42 North, Range 95 West. It fronts 1,600 ft. on the southeast side of Buffalo Creek Rd., 1,400 ft. southeast of Highway 20 S, and is adjacent to the Dinosaur Center property.

A public hearing on this matter will be held before the Hot Springs County Land Use Planning Commission at 6:00 p.m. on Wednesday, February 8th, 2023 in the Commissioners' Meeting Room of the County Annex Building. Anyone requiring additional information should call the County Planning Office at 864-2961. Those unable to attend are invited to comment in writing to: County Planning, 415 Arapahoe St., Thermopolis, WY 82443, or by e-mail at hscplanner@hscounty.com.

Pub. Jan. 26 & Feb. 2, 2023 No. 1273

Town of East Thermopolis next regular meeting is scheduled for Feb. 7, 2023. These items will be on the next agenda.

**ORDINANCE NO. 2023-01**

AN ORDINANCE AMENDING TOWN CODE 11-3-3 BY ADDING THE DEFINITION OF SHORT TERM RENTAL DUE TO THE NEED TO ADDRESS BUILDINGS PREVIOUSLY USED AS DWELLINGS NOW OR PLANNED TO BE USED FOR LODGING WITHIN TOWN OF EAST THERMOPOLIS LIMITS.

AND

**ORDINANCE NO. 2023-02**

AN ORDINANCE AMENDING TOWN CODE 11-3-3(30), THE DEFINITION OF DWELLING UNIT, DUE TO THE NEED TO ADDRESS THE ADDITION OF THE DEFINITION OF SHORT TERM RENTAL TO THE TOWN CODE. THE SHORT TERM RENTAL DEFINITION ALSO CONTAINS LANGUAGE REGARDING LENGTH OF STAY AND USES THE DWELLING UNIT IN THE DEFINITION MAKING IT CONFUSING AND AMBIGUOUS.

/s/ Angela Chism, Town Clerk

Pub. Jan. 26, 2022 No. 1275

**NOTICE**

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 5:30 p.m. on January 31, 2023. The purpose of the special meeting will be for new board member training/worksession.

/s/ Sherman Skelton  
Chairman, Board of Trustees

Pub. Jan. 26, 2023 No. 1276



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