Public notices

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated February 15, 2017, executed and delivered by Robert M. Myers and Joann M. Myers ("Mortgagors") to U.S. Bank National Association, and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagors, to said Mortgagee, and which Mortgage was recorded on March 13, 2017, at Reception No. 0524837, in Book 176, at Page 185-194 in the public records in the office of the County Clerk and ex-officio Register of Deeds in and for Hot Springs County, State of Wyoming; and

WHEREAS, the 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 the Mortgage, or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued; and

WHEREAS, 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 (10) days prior to the commencement of this publication, and the amount due upon the Mortgage as of March 17, 2023 being the total sum of $82,718.76, plus interest, costs expended, late charges, and attorneys' fees accruing thereafter through the date of sale;

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;

WHEREAS, if the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of his/her/its money paid. The Purchaser shall have no further recourse against the Mortgagee, Mortgagor, Servicer or their attorneys;

NOW, THEREFORE U.S. Bank National Association, 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 cash at 11:00 o'clock in the forenoon on April 18, 2023 on the front steps of the Hot Springs County Courthouse located at 415 Arapahoe, Thermopolis, WY 82443, for application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

Lots 17 and 18, Block 8, Brydon's Third Addition to the Town of Thermopolis, Wyoming.

With an address of 730 Washakie St, Thermopolis, WY 82443 (the undersigned disclaims liability for any error in the address).

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

Mortgagee shall have the exclusive right to rescind the foreclosure sale during the redemption period. In the event that the sale is rescinded or vacated for any reason, the successful purchaser shall only be entitled to a refund of their purchase price and/or statutory interest rate.

Dated: March 3, 2023
U.S. Bank National Association

By: _____
Shelly M. Casares
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
801-355-2886
HWM File # WY21012

Pub. March 16, 23, 30 & April 6, 2023
No. 1299

ADVERTISEMENT FOR BIDS
Kirby Ditch Irrigation District
Kirby Ditch Pipeline Project Phase 1

Sealed bids, entitled "Kirby Ditch Pipeline Project" addressed to the Kirby Ditch Irrigation District (hereafter referred to as the "Owner") will be received by the Owner at P.O. Box 1065, Thermopolis, WY 82443 or at the office of Hot Springs County Weed and Pest, 711 Springview Street, Thermopolis, WY 82443 until 2:00 p.m. local time on Tuesday, April 18, 2023, at which time they will be publicly opened and read aloud.

The following is a general description of the work:

Conversion of a portion of the Kirby Ditch to approximately 7,330 linear feet of pipeline.

All bids must be accompanied by a Bid Bond in the amount equal to not less than five percent (5%) of the total bid amount, payable to the order of the Kirby Ditch Irrigation District, as liquidated damages in the event said successful bidder shall fail or refuse to execute the contract in accordance with the terms of his/her bid. After a contract is awarded, the successful bidder will be required to furnish separate Performance and Payment Bonds, each in the amount of one hundred percent (100%) of the contract amount.

Plans and specifications are available by download from the Engineer's website, www.sagecivilengineering.com for a fee of $20.00.

The contractor is required to comply with the Wyoming Preference Act for Wyoming Laborers (WY Statute Title 15, Article 2). Preference will be given to Wyoming bidders. The contract will be awarded to the responsible resident making the lowest accepted bid if such resident's bid is not more than 5% greater than that of the lowest responsible non-resident bidder.

Preference will be given to materials, supplies, equipment, machinery, and provisions produced, manufactured, supplied, or grown in Wyoming, quality being equal to articles offered by competitors outside the state.

The Contractor will be required to comply with the wage and labor requirements and to pay minimum wages in accordance with the schedule of wage rates referenced in the Contract.

The Bidder must supply all the information required by the bid documents and specifications.

Bids received after the hour and date specified will be returned unopened.

Except as described in the Instructions to Bidders, bids may not be withdrawn after the time fixed for opening them. The Owner reserves the right to waive irregularities in the bids and reject any and all bids.

A pre-bid conference will be held Tuesday, April 4, 2023, at 10:00 a.m. local time, at the office of Hot Springs County Weed and Pest, 711 Springview Street, Thermopolis, WY 82443.

BY ORDER OF THE KIRBY DITCH IRRIGATION DISTRICT

_____
Delbert Daniels - President

Pub. March 23, 30 & April 6, 2023
No. 1305

Sealed Bid Request

Hot Springs County School District No. 1 is seeking sealed bids for furnishing unleaded gasoline and dyed diesel fuels for the Joint Fuel Facility in Thermopolis per listed items and specifications. The specification and other pertinent information may be obtained from the Business Office, 415 Springview, Thermopolis, Wyoming 82443 or by contacting Justin Budd, Transportation Director, 307-864-6600.

Please return one copy of the completed quote by 10:00 a.m., Friday, April 14, 2023, to:

Hot Springs County School District No. 1
Attn: Business Office
415 Springview
Thermopolis, WY 82443

Returned bids must be sealed and marked **"Fuel Bid"** on the outside of the envelope.

Hot Springs County School District No. 1 reserves the right to reject any or all bids and the right to waive any irregularities in the bids or bidding procedures. Awarding of the bids will take place at the regularly scheduled Board of Trustees meeting on April 18, 2023, at 6:30 pm in the Board Room, 415 Springview, Thermopolis, Wyoming 82443. A letter awarding the bid will be mailed to successful bidders.

/s/ Sherman Skelton
Chairman, Board of Trustees

Pub. March 30 & April 6, 2023 No. 1310

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated June 20, 2012, executed and delivered by Lillie Mae Owens aka Lillie Owens ("Mortgagor") to United Security Financial, a Utah Corporation, and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagor, to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for United Security Financial, a Utah Corporation, its successors and assigns as Mortgagee, and which Mortgage was recorded on July 2, 2012, at Reception No. 0500273, in Book 152, at Page 413-431 in the public records in the office of the County Clerk and ex-officio Register of Deeds in and for Hot Springs County, State of Wyoming; and

WHEREAS, the Mortgage was assigned for value as follows:

Assignee: Mid America Mortgage, Inc.
Assignment dated: March 31, 2022
Assignment recorded: April 1, 2022
Assignment recording information: at Reception No. 0548666, in Book 199, at Page 811-812

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

WHEREAS, a Judgment was entered by the Hot Springs County District Court on February 22, 2023 and recorded on March 1, 2023, in Book 204, at Page 465-469, at Reception No. 0552522, for the amount of $37,661.35, plus interest, costs expended, late charges, and attorney's fees accruing thereafter through the date of sale, and ordering the foreclosure of the real property referenced below pursuant to Wyoming's Foreclosure Statutes; 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 purchaser should research the status of title before submitting a bid;

WHEREAS, if the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of his/her/its money paid. The Purchaser shall have no further recourse against the Mortgagee, Mortgagor, Servicer or their attorneys;

NOW, THEREFORE Mid America Mortgage, Inc., 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 cash at 11:00 o'clock in the forenoon on April 25, 2023 on the front steps of the Hot Springs County Courthouse located at 415 Arapahoe, Thermopolis, WY 82443, for application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

Lots 25, 26 and the West 1/2 of Lot 27, in Block 1, East Thermopolis, or East Thermopolis Townsite, Hot Springs County, Wyoming. **Parcel ID # 002735**

With an address of 212 E. Broadway Street, Thermopolis, WY 82443 (the undersigned disclaims liability for any error in the address).

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

Mortgagee shall have the exclusive right to rescind the foreclosure sale during the redemption period. In the event that the sale is rescinded or vacated for any reason, the successful purchaser shall only be entitled to a refund of their purchase price and/or statutory interest rate.

Dated: March 10, 2023

Mid America Mortgage, Inc.
By: _____
Shelly M. Casares
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
801-355-2886
HWM File # WY10371

Pub. March 23, 30, April 6 & 13, 2023
No. 1304

NOTICE

The Hot Springs County Board of Commissioners is asking Hot Springs County Residents to apply to serve on the following Hot Springs County Board:

Land Use Planning Commission, (three-year term) — One Member

Residents of Hot Springs County interested in applying to serve on a Board or position should submit their County Board Application (available on the County website www.hscounty.com or at the County Clerk's Office) to the Hot Springs County Clerk's Office no later than 2:00 p.m. April 13, 2023. Applications will be considered and appointments made at the Hot Springs County Commissioners meeting April 18, 2023.

Becky Kersten
Hot Springs County Clerk

Pub. March 30 & April 6, 2023 No. 1309

Legal Notice
Notice of School Board Meetings and Availability of Minutes

Notice is hereby given that regular meetings of the Board of Trustees of Hot Springs County School District No. 1, State of Wyoming, will be held the third Thursday of each month at 6:30 p.m. in the Board Room located at 415 Springview Street, Thermopolis, Wyoming, with the following exceptions:

The April, 2023 meeting will be held on Tuesday, April 18, 2023.

The July, 2023, meeting will be held on Tuesday, July 18, 2023, to coincide with the annual budget hearing.

The November, 2023 meeting will be held on Tuesday, November 14, 2023.

The December, 2023 meeting will be held on Tuesday, December 19, 2023.

Notice is also given that official minutes of each regular or special meeting of such Board, including a record of all official acts and of all warrants issued, are available for inspection by any citizen during regular office hours of the Superintendent of Schools, 415 Springview Street, Thermopolis, Wyoming.

/s/ Sherman Skelton
Chairman, Board of Trustees

Pub. April 6, 2023 No. 1315

STATE OF WYOMING))) ss. — IN THE DISTRICT COURT

COUNTY OF HOT SPRINGS) — FIFTH JUDICIAL DISTRICT

Probate No. P23-11

IN THE MATTER OF THE ESTATE OF KELLY SMITH, Deceased

NOTICE OF APPLICATION FOR DECREE

TO THE PUBLIC AND ALL PERSONS INTERESTED IN SAID PROPERTY:

NOTICE IS HEREBY GIVEN that an Application for Decree of Ownership of Real Property pursuant to W.S. §2-1-201 & 2-1-205, for the real property described below has been filed in the Fifth Judicial District Court in Thermopolis, Hot Springs County, Wyoming, where CHRISTEN CHURCH and JANET HAIR, claim to be the sole heirs under the laws of intestate succession of Kelly Smith who died in Beaumont, Jefferson County, Texas on September 18, 2022. In said application CHRISTEN CHURCH and JANET HAIR claim they are entitled to the real property further described as follows:

An undivided 25% interest to the West 28 feet of Lot Eleven (11) and all of Lot Twelve (12), Block Thirty-Five (35), Original Townsite to the Town of Thermopolis, Hot Springs County, Wyoming;

YOU ARE HEREBY NOTIFIED that pursuant to W.S. §2-1-205(f) an objection to the Application shall be filed with the Court before the expiration of the later of twenty (20) days after the mailing if the Notice is mailed to a recipient, or thirty (30) days after the date of first publication of this Notice, and if such objection is not filed, it will be forever barred.

Direct Inquiries To: Jerry D. Williams
Williams Law Office
339 Arapahoe
Thermopolis, WY
82443
307-864-2517

Pub. April 6 & 13, 2023 No. 1316

NOTICE OF SALE TO FORECLOSE LIEN

By virtue of Wyo. Stat. § 29-7-301, et. seq., the undersigned has a lien upon the following described personal property of Roberta Harris:

1970 Hacienda Mobile Home
VIN # 3JH5012F2N27630
122 Highway 20 South, Lot #16

The said lien is to secure payment of $1,000.00 for accrued storage fees owed to the undersigned, plus expenses incurred in collecting and enforcing the obligation secured by said lien in the approximate sum of $0, resulting in a total sum of $1,000.00 due and owing the undersigned by the owner of the above-described property.

PUBLIC NOTICE is hereby given that at 11:00 a.m. on April 25, 2023, at the front door of the Hot Springs County Courthouse, Thermopolis, Wyoming, the undersigned will sell to the highest bidder at public auction, conducted by the sheriff for cash or certified funds the owner's right, title, and interest in the above-described property. The property will be sold as is, where is, subject to all tax liens. The property will not be at the sale, so anyone wishing to view the same prior to the sale should contact the undersigned.

/s/ Virgil Nethercott
Virgil Nethercott, Lien Claimant
GBM 55, LLC

By: /s/ Marshall E. Keller
Marshall E. Keller, WSB #7-6406
Keller Law Firm, PC
116 North Fifth Street
PO Box 111
Thermopolis, WY 82443-0111
(307) 864-2318

Pub. April 6 & 13, 2023 No. 1317

Notice of Availability

Summary: Reclamation has prepared a draft environmental assessment for the application to provide funding to the Owl Creek Irrigation District Water Delivery and Efficiency Improvement Project. The draft EA is available to the public for review and comment.

Notice: Reclamation announces the avail-

Continued on Page 10

Public notices

Continued from Page 9

ability of the draft environmental assessment (EA) and a 30-day public comment period associated with the Owl Creek Irrigation District (OCID) Water Delivery and Efficiency Improvement Project. The Draft EA was developed in accordance with requirements of 40 CFR 1508.9 and 43 CFR 46.310.

The OCID diverts water from the Big Horn River to a main pump station and a re-lift station to provide water to the Lucerne area. Portions of the system (pumps and transformers) are nearly 70 years old and are becoming inefficient and hard to maintain. There is a significant concern that failure of the aging infrastructure could result in the loss of a significant portion of an irrigation season. OCID applied for funding through a WaterSMART (Sustain and Manage America's Resources for Tomorrow) Grant to replace or upgrade these irrigation facilities to improve water delivery and efficiency.

Reclamation's purpose and need is to consider and respond to the OCID's proposal to replace or upgrade irrigation facilities and to approve or deny funding through a WaterSMART Grant. The Draft EA details OCID's proposal to upgrade the irrigation facilities. The draft EA also identifies the potential environmental impacts of the proposed action and provides unbiased, objective evaluation of data and information to inform Reclamation's decision.

The draft EA document is available for review under Other Links on the Wyoming Area Office web page at: https://www.usbr.gov/gp/wyao/.

Contact Shain Wright at (307) 261-5664 or slwright@usbr.gov if you have questions, need further assistance, or would like to request a physical copy of the draft EA.

Submit electronic comments to Shain Wright at slwright@usbr.gov, with the following included in the subject line: "Public Comment on Draft OCID Water Delivery and Efficiency Improvement Project EA". Submit physical comments via U.S. mail, addressed to Shain Wright at the following address:

Bureau of Reclamation
Wyoming Area Office
705 Pendell Boulevard
P.O. Box 1630
Mills, WY 82644-1630

Reclamation is requesting all comments be submitted by 5:00 p.m. MT on May 15, 2023. No business proprietary information, copyrighted information, or personally identifiable information should be submitted in response to this request. Please be aware that comments submitted may be posted on a federal website or otherwise released publicly. Clearly indicate which section, page number, and line number, if applicable, submitted comments pertain to. All comments must be provided in English.

Pub. April 6 & 13, 2023 No. 1318

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shara.lbeamer@farmersagency.com

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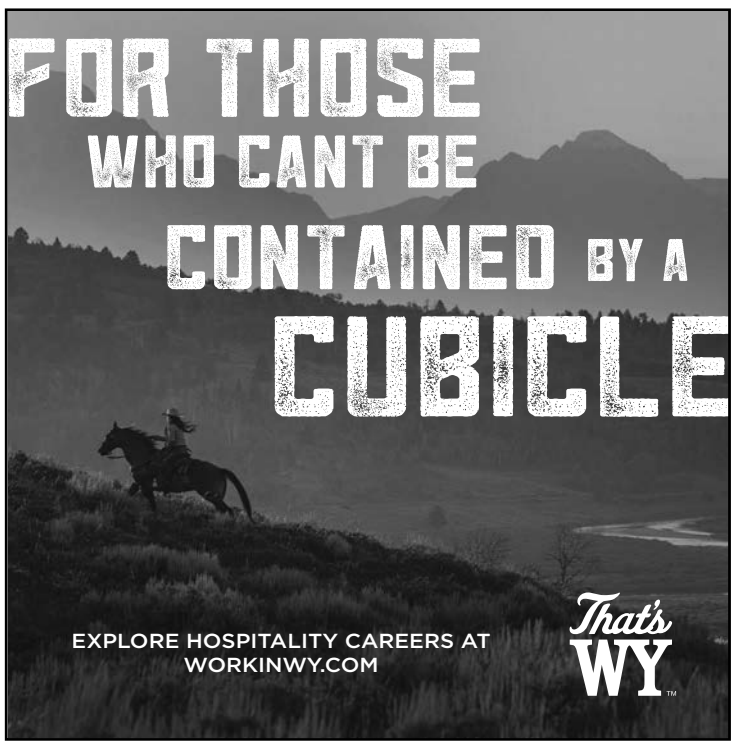

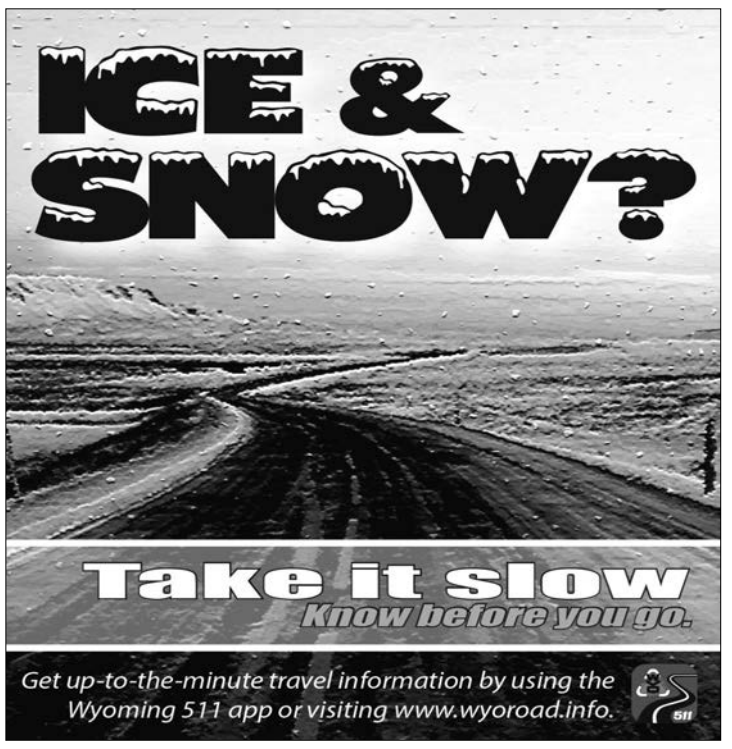

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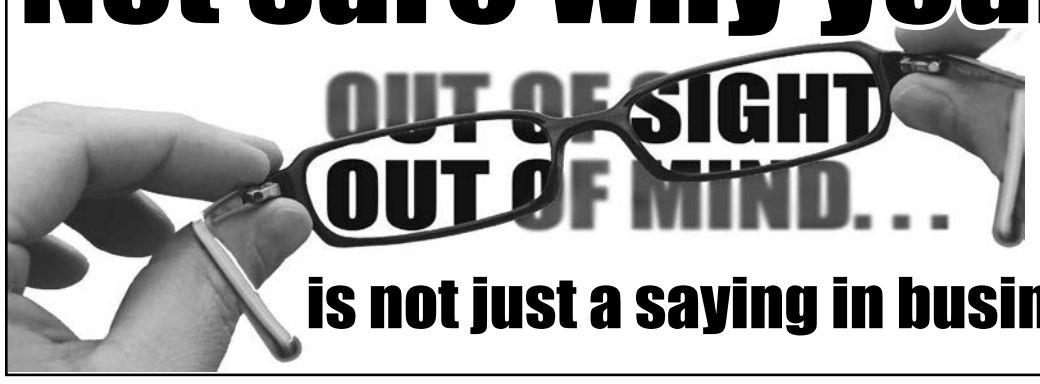

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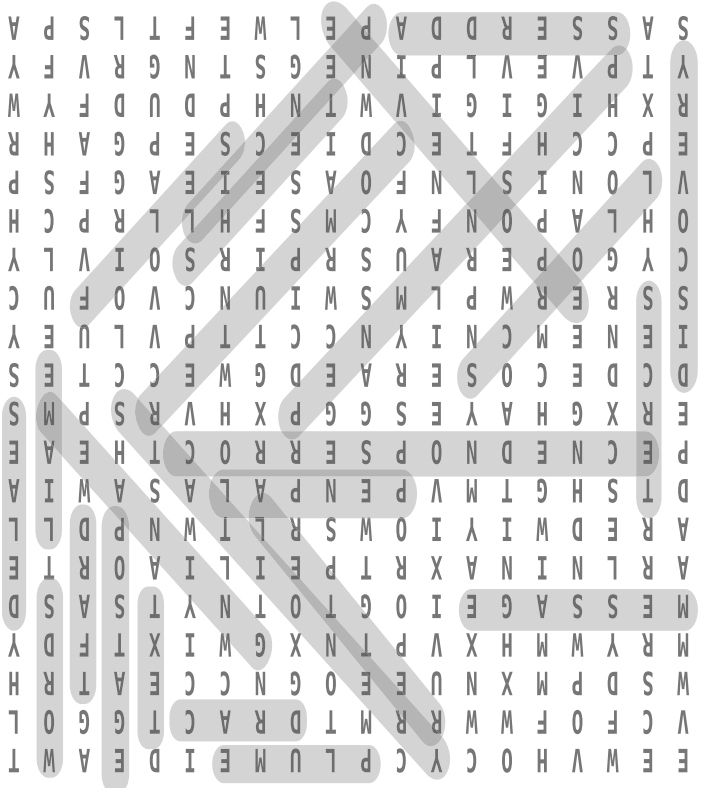

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