

Sealed Bid Request
Hot Springs Health Foundation, Inc, is seeking sealed construction bids for alteration of an existing building from office spaces to a rental property duplex. The specifications of the project and other pertinent information may be obtained from the Foundation Office, 150 E Arapahoe St, Thermopolis, Wyoming 82443, or by contacting Laura Budd, Foundation Director, 307-864-8104.

For interested parties, there will be a walk-through of the property on January 4, 2024, from 1:00 pm-3:00 pm, or by appointment.

Please submit all bids by Friday, January 12, 2024, 5:00 pm, to:

Hot Springs Health Foundation, Inc
150 E Arapahoe St
Thermopolis, WY 82443

Returned bids must be sealed and marked Foundation Building Construction Bid on the outside of the envelope. Awarding of the bid will take place at a special meeting on January 17, 2024. The successful bidder will be contacted via phone or mail. Hot Springs Health Foundation, Inc. reserves the right to reject any or all bids and the right to waive any irregularities in the bids or bidding procedures.

Pub. Dec. 21 & 28, 2023 & Jan. 4, 2024
No. 1509

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

COUNTY OF) FIFTH JUDICIAL
HOT SPRINGS) DISTRICT

IN THE MATTER OF THE ESTATE)
)
OF)
)
KEVIN D. JACOBS,)
)
Deceased.)

NOTICE OF PROBATE

Notice is hereby given, pursuant to the provisions of W.S. § 2-1-205 a *Verified Petition for Decree of Distribution and Request for Appointment of Co-Personal Representatives* (Petition) has been filed in the District Court, Fifth Judicial District, Probate No. CV 23-54, Hot Springs County, Wyoming. By the Petition, the Petitioners and duly appointed Co-Personal Representatives of the Estate, Lucy Scott and Christopher D. Jacobs, request of the Court that it set over to the Devisee of the Estate, all right, title, and interest in and to the real and personal property owned by the Decedent, Kevin D. Jacobs, as of his date of death, January 18, 2023, and the proceeds from the sale of the real and/or personal property, if any, all as is more particularly set forth in the Petition.

Individuals having claims against the Decedent, or his estate, are required to immediately file an objection to the distribution of the assets identified in the Petition, in the office of the Clerk of said Court, located at 415 Arapahoe, Thermopolis, WY 82443, and in accordance with W.S. §§ 2-1-205(f) and 2-7-703 through 2-7-711. Claimants having objections and who have received notice via U.S. Mail of the Petition and a copy of this Notice, shall file their claims within thirty (30) days from the first date of publication of this Notice, or (20) days from the date of the mailing of the Notice, whichever is later. Claimants who have not received notice by U.S. Mail shall file their objections within thirty (30) days of the first date of publication of this Notice. In the event objections are not so filed, and if it appears the facts as stated in the Petition are not in dispute, the Court may enter its Decree establishing the Devisee of the Estate shall succeed to the right, title, and interest held by the Decedent in and to the real and personal property, or the proceeds from any sale of the real and/or personal property, as more particularly described in the Petition.

DATED this 11th day of December, 2023.

Clerk of the District Court
By: Kristina McNeff
Deputy Clerk

Pub. Dec. 28, 2023 & Jan. 4, 2023
No. 1511

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated November 7, 2002, executed and delivered by Deloris K. O'Brien and Larry J. O'Brien ("Mortgagors") to Pinnacle Bank Corp., 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 November 14, 2002, at Reception No. 446835, in Book 97, at Page 982 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: Bank of America, N.A.
Assignment dated: February 1, 2023
Assignment recorded: February 28, 2023
Assignment recording information: at Reception No. 0552501, in Book 204, at Page 457

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

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 December 20, 2023 being the total sum of \$45,081.53, 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 Bank of America, N.A., 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 January 23, 2024 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 3, 4, 5 and 6, in Block 2, of the Town of Kirby, Hot Springs County, Wyoming.

With an address of 215 West Main Street, Kirby, WY 82430 (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: December 12, 2023 Bank of America, N.A.

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 # WY21364

Pub. Dec. 28, 2023, Jan. 4, 11 & 18, 2024
No. 1517

NOTICE OF PUBLIC HEARING

Daniel & Leila Porath have requested a Land Use Change from the Agricultural land use category to the Commercial land use category, to allow the short-term rental of three cabins.

The subject property is described as a 12.3 acre portion of the SE quarter of the NE quarter of Section 15, Township 6 North, Range 6 East. Fronting on the east side of Highway 20 S, approximately 2.8

miles north of the Fremont County Line, it is addressed as 1263 Hwy 20 S.

A public hearing on this matter will be held before the Hot Springs County Land Use Planning Commission meeting at 6:00 p.m. on Wednesday, January 17, 2024 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. 4 & 11, 2024 No. 1521

NOTICE OF PUBLIC HEARING

Jeffery Powell has requested approval of a preliminary plat for a minor subdivision dividing a 37.64-acre parcel into five lots. The proposal also includes a Land Use Change from Residential to Commercial for the Western most lot. The subject property is located in the Northwest Quarter (N1/2NW ¼) laying South of Rimrock Drive (CR15-35), Section 23, Township 42 North, Range 95 West

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, January 4, 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. 4 & 11, 2024 No. 1520

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 March 2024 meeting will be held on Thursday, March 14, 2024.

The April 2024 meeting will be held on Tuesday, April 16, 2024.

The July 2024 meeting will be held on Tuesday, July 16, 2024, to coincide with the annual budget hearing.

The November 2024 meeting will be held on Thursday, November 14, 2024.

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. Jan. 4, 2023 No. 1519

COUNCIL PROCEEDINGS

The Thermopolis Town Council met in regular session on December 19, 2023, at 7 pm at Town Hall. Present were Mayor Adam Estenson, Council members Bill Malloy, John Dorman Sr., Rachel Hughes and Dusty Lewis. Also, present were Mayor/Codes Administrative Assistant Jim Jeunehomme, Clerk/Treasurer Tracey Van Heule, Town Attorney Marshall Keller and Town Engineer Anthony Barnett.

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

FINANCIAL STATEMENT: Malloy made a motion, seconded by Lewis and carried to approve the financial statement for November 2023.

SALES TAX APPEAL REFUND: Van Heule noted a letter was received from the Department of Revenue advising the town of a sales tax refund to Merit Energy of \$277,416.41. The refund was a result of a Board of Equalization hearing from a 2017 to 2020 audit, that 49.3% of electrical usage at the well site was exempt from sales tax. The department of revenue applied the November sales and one cent tax distribution toward the refund amount. The amount remaining of \$143,463.50 is required to be paid before December 31, 2023. Lewis made a motion, seconded by Hughes and carried

to approve the reimbursement.

CITIZEN PARTICIPATION: OEB SAALOON: CATERING PERMITS: Malloy made a motion, seconded by Dorman and carried to approve two catering permits for OEB Saaloon. The first is for the PRCA Rodeo party on December 31, the second is for the Hot Springs Health Christmas party on January 20, 2024. Both permits were for the fair building and fair board approval was received.

CITIZEN PARTICIPATION: KIM BARTLETT: Bartlett requested an ordinance to prevent parking on 5th street from Broadway, south to the alley during Farmers Market. Following discussion, Estenson directed Keller to prepare an ordinance.

PUBLIC HEARING: CASSANDRA NORSKOG: HOME OCCUPATION – CHILD-CARE: Malloy made a motion, seconded by Hughes and carried to approve a home occupation permit for childcare at 1122 Broadway.

DEPARTMENT REPORTS: Estenson noted Dispatch will have the capability to summon a medical helicopter with the touch of a button, during a critical response situation. He also noted the 911 calls have been routed to Washakie County and work is being done to rectify the problem.

TOWN ATTORNEY: WATER RATE ORDINANCE: Keller read the proposed ordinance which would raise the base rate from \$19.80 to \$25.00 per month. Malloy made a motion, seconded by Lewis and carried to approve the third and final reading of the ordinance.

ORDINANCE 874

An ordinance enacting new water rates for units and use by more than 5% by ordinance instead of by resolution as required by town code 14-601(b). Whereas the current water rates do not meet the current expense and depreciation cost. Whereas the enterprise fund cannot operate at a deficit. The effective date of the ordinance is February 1, 2023.

Passed on first reading, November 21, 2023. Passed on second reading, December 5, 2023. Passed, Approved and Adopted on third and final reading, December 19, 2023.

TOWN ATTORNEY: BAR & GRILL LIQUOR ORDINANCE: Following the reading of the ordinance, Dorman made a motion, seconded by Hughes and carried to approve the third and final reading of the ordinance.

ORDINANCE 872

An ordinance amending town code section 3-107 by increasing the number of liquor licenses within the limits of the Town of Thermopolis. Whereas the state of Wyoming amended Wyoming statute 12-4-413 on the first day of July 2023 to allow four bar and grill liquor licenses for incorporated towns with populations of 7,500 or less. Whereas the Town of Thermopolis has a population of approximately 2,700 people counted in the last census.

Passed on first reading, November 21, 2023. Passed on second reading, December 5, 2023. Passed, Approved and Adopted on third and final reading, December 19, 2023.

TOWN ATTORNEY: AMEND ORDINANCE 864 (TOWN CODE SECTION 11-611): Following the reading of the ordinance, Dorman made a motion, seconded by Malloy and carried to approve the third and final reading of the ordinance.

ORDINANCE 873

An ordinance amending town code section 11-611 concerning gambling, permitting pari-mutuel events and pari-mutuel wagering and skill-based amusement games pursuant to Wyoming Statutes 11-25-101, et.seq. Thereas the town code for pari-mutuel betting and skills-based games state 11-25-101 through 11-25-209, the state statutes for pari-mutuel betting and skills-based games go from 11-25-101 through 11-25-306.

Passed on first reading, November 21, 2023. Passed on second reading, December 5, 2023. Passed, Approved and Adopted on third and final reading, December 19, 2023.

ADMINISTRATION: PROPERTY INSURANCE RENEWAL: Jeunehomme noted that HUB quoted \$58,766 and Tegeler quoted \$51,917 for 2024 property insurance. Following review, Jeunehomme noted the two bids provide similar coverage. Lewis made a motion, seconded by Hughes and carried to accept the low bid from Tegeler.

MAYOR & COUNCIL: CERTIFICATE OF COMMENDATION: Estenson presented Devin "Dood" Jaussaud a certificate of commendation from Chief Cornwell for superior performance during duty.

MAYOR & COUNCIL: OTHER: Estenson requested a \$300 net bonus for town employees. The bonus will be funded by decreasing the town's contribution to the health insurance fund. Lewis made a motion, seconded by Malloy and carried to approve the bonus and corresponding budget changes. At 7:28 Malloy made a motion to adjourn, seconded by Dorman and carried. The next Council meeting is January 2, 2024, at 7pm.

ATTEST:

Tracey Van Heule, Adam R. Estenson,
Clerk/Treasurer Mayor

Pub. Jan. 4, 2024 No. 1522



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