

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

STATE OF WYOMING)	OFFICE OF THE BOARD OF
COUNTY OF)	COUNTY
COUNTY OF)	COMMISSIONERS
HOT SPRINGS)	December 19, 2023

The Hot Springs Board of County Commissioners met in regular session on Tuesday, December 19, 2023, at 3:00 p.m. in the Public Meeting Room at the Government Annex. Present were Commissioners Tom Ryan, Phillip Scheel, and Paul Galovich. Also present were County Attorney Jill Logan, County Clerk Becky Kersten, and Administrative Assistant to the Commissioners Connie Guntly. Chairman Ryan led those present in the Pledge of Allegiance.

Approval of Agenda – The Commissioners adopted the agenda with the following change:

ADD: Item 3a. Request for Approval of Black Mountain Road Easement Applications as follows:

1) Application for Transportation, Utility Systems, Telecommunication and Facilities on Federal Lands and Property

2) Permanent Easement Application in the Amount of \$800 to State Lands and Investments

3) Temporary Easement Application in the Amount of \$700 to State Lands and Investments and \$140 to Reed Lyman

Approval of the Minutes – The Commissioners approved the minutes from December 5, 2023 meeting.

Executive Session – The Commissioners entered into Executive Session at 3:03 p.m. Present for the Executive Session were Commissioners Tom Ryan, Phillip Scheel, and Paul Galovich. Also present were County Clerk Becky Kersten, County Attorney Jill Logan, and Administrative Assistant to the Commissioners Connie Guntly. The Commissioners returned to regular session at 3:15 p.m. No action was taken during the Executive Session.

After exiting Executive Session the Commissioners appointed Kristina McNeff as the District Court Clerk.

Request for Approval of Professional Services Agreement with Ardurra – The Commissioners approved Chairman’s signature on the Professional Services Agreement with Ardurra in the amount of \$115,080.50, for work on the County Hangar Project. Chairman Ryan stated the Independent Fee Estimate was conducted by Airport IFE Services, Inc. and the fee estimate provided totaled \$129,700, higher than the cost Ardurra provided.

Request for Approval of Final Plat for Wyoming Whiskey Minor Subdivision – The final plat for Wyoming Whiskey Minor Subdivision was presented for approval, the easement is not listed on the plat, however the easement agreement is complete and will be filed with the plat at the Clerk’s office. The Commissioners approved Chairman’s signature on the Final Plat for Wyoming Whiskey Minor Subdivision.

Easements for the Black Mountain Road Project –

1) The Commissioners approved Chairman’s signature on the Bureau of Land Management Application for Transportation, Utility Systems, Telecommunications and Facilities on Federal Lands and Property, amending the existing authorization number. 2) Permanent Easement Application with the State of Wyoming with a \$150 total application fee and \$650 land use permit cost. The Commissioners approved Chairman’s signature on the application for the State of Wyoming for non-roadway land permanent easement. 3) The Commissioners approved Chairman’s signature on the Temporary Use Permit Application (in con-

junction with Easement Application, item 2 above) for use of .258 acres for construction easement. 4) Temporary Easement use permit for culvert and construction equipment along Black Mountain Road, with a \$50 application fee and \$650 temporary land use permit cost, and \$140 to Reed Lyman. The Commissioners approved Chairman’s signature on the application for construction activity. The vouchers for these applications will be created and approved at the next meeting (January 2nd, 2024).

Update on Special District, Department of Audit Compliance – County Clerk Kersten reported the Special Districts that were previously noncompliant are now in compliance with the exception of the Rural Fire District which still needs to turn in their Annual Report Summary (to the Wyoming Department of Audit).

Discussion of Application for Permit to Appropriate Ground Water – The process for the Ground Water Application as reviewed, the applications are sent from the State’s Engineer’s Office to the County and Dan Wychgram as a courtesy, for review and comment. Mr. Wychgram has not provided a response for the application at the time of this meeting. If Mr. Wychgram responds by the January 2nd meeting the Commissioners will go over the application then.

Other Business – 1) **Appointment of Fair Board Member** – Two applications were received for the Fair Board with one opening, the Commissioners voted by ballot. The Commissioners appointed Belle Belden to the Fair Board. 2) **Appointment of Predatory Animal Control Board Member** – Three applications were received for the Predatory Animal Control Board with two openings, the Commissioners voted by ballot. The Commissioners appointed Mark Walker and Robert Aguiar to the Predatory Animal Control Board. 3) **Approval of Final Resolution for Dissolution of Cottonwood/Grass Creek Watershed Improvement District** – The Commissioners approved all three signatures on Resolution No. 2023-13, **A Resolution Declaring the Cottonwood/Grass Creek Watershed Improvement District Be Dissolved**. County Clerk Kersten stated the item was posted in the Clerk’s Office for thirty days and no comments were received. The remaining funds from the district were given to the Hot Springs Conservation District for two Water Development Commission Projects. 4) **Approval of Facility Use Application for Assessor’s Association Meeting** – The Commissioners approved Chairman’s signature on the Facility Use Application for the Assessor’s Association Meeting in the Annex Meeting Room, on July 8th and 9th from 8:00 a.m. to 5:00 p.m.

Correspondence – 1) **Wyoming Aeronautics Commission** – Request for Volunteers for Airport Improvement Program and Air Services Development Priority Rating Model Task Force; 2) **Big Horn Basin Legislative Meeting 2024** – Invite and Request for RSVP; 3) **Hot Springs County Fair Board Minutes and Agenda** – November and December 2023; 4) **Department of Audit** – Special District Compliance Letters; 5) **Wyoming County Commissioners Association** – Mental Health County Level Gate Keepers (Title 25); 6) **Wyoming Public Lands Initiative** – Notification; 7) **National Association of Counties** – Meeting Invite; 8) **Thank You Card** – Terri Cornella (Basket); 9) **Christmas Card** – First Flight of Wyoming (Basket)

The Commissioners reviewed the forgoing correspondence. No further action was required.

Adjourn – The meeting was adjourned at 3:39 p.m.

A regular meeting of the Hot Springs County Board of Commissioners will be held on January 16, 2024 at 3:00 p.m., at the Hot Springs County Annex building, 117 N. 4th St. Thermopolis. The public is invited to attend in person or stream online. To be placed on the Agenda please email Connie Guntly, Administrative Assistant to the Board of County Commissioners at connie.guntly@hscounty.com. Per Wyoming Statute section 18-3-516 (f), County information can be obtained at the County website https://hscounty.com/ or by requesting a Public Records form from the County Clerk’s office.

	Attest
Thomas J. Ryan, Chairman	Becky Kersten, County Clerk
Pub. Jan. 11, 2024	No. 1523

NOTICE OF SALE

There is a 1978 Tioga Motorhome, white in color with VIN#52L47377S7388 that will be sold at Sheriff’s public auction on the front steps of the Hot Springs County Courthouse on January 23, 2024 at 11 a.m. This sale is to satisfy abandoned vehicle costs against Rex Compton on the above listed vehicle by Hot Springs County Sheriff’s Office in the amount of \$234.00.

Pub. Jan. 11 and 18, 2024 No. 1524

COUNCIL PROCEEDINGS

The Thermopolis Town Council met in regular session on January 2, 2024, 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 Ad-

ministrative Assistant Jim Jeunehomme, Clerk/Treasurer Tracey Van Heule, Public Works Director Basil Sorensen, Town Engineer Anthony Barnett and Town Attorney Marshall Keller.

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

MINUTES: Malloy made a motion, seconded by Hughes and carried to approve the Council meeting minutes from December 5 and 19, 2023 and the executive session minutes from November 21 and December 5, 2023.

BILLS: Malloy made a motion, seconded by Lewis and carried to approve the General, Enterprise and Special Fund bills for December 2023.

DEPARTMENT REPORTS: The Police report, the Streets and Alleys, Water, Wastewater, Sanitation and Landfill reports and Engineering reports were available for review. Barnett noted the DEQ permit for sewer discharge was received. The permit is for 5 years, with a \$1,000 fee. Dorman made a motion, seconded by Malloy and carried to renew the permit, before the January 31, 2024 deadline.

EXECUTIVE SESSION: At 7:03 pm. Lewis made a motion, seconded by Dorman and carried to enter executive session, to consider purchase of real estate, as allowed by state statute 16-4-405 (a)(vii). Regular session resumed at 7:33 pm.

TOWN ATTORNEY: MARSHALL KELLER: Nothing at this time.

ADMINISTRATION: JIM JEUNEHOMME: Jeunehomme noted he is attending training sessions with Text-my-Gov and with the Owl system for recording council meetings. He also noted that 871 had already been used for an ordinance, so the water ordinance is 874 and has been published as such.

MAYOR & COUNCIL: Dorman made a motion, seconded by Malloy and carried to adjourn at 7:35 pm. The next Council meeting is January 16, 2024, at 7pm.

BILLS: AFLAC, Insurance, \$113.12; American Welding & Gas, Rental & Gas, \$60.25; Animal Care Equip, Catch pole, \$156.47; BCN, Phone, \$73.15; Big Horn Water, Rental, \$104.75; Big Horn Heating, Filters, \$200.00; Brenntag Pacific, Lime, \$10,239.22; Carquest, Supplies, \$1,487.57; Caselle, Support, \$773.00; Dept. of Transportation, Supplies, \$21.00; Energy Labs, Service, \$5,039.00; Engineering Assoc., Service, \$19,839.72; Fastenal, Parts, \$213.19; Great West Trust, Retirement, \$940.00; Hach, Supplies, \$616.00; Hansons Fire Equip., Inspections, \$1,451.94; Hawkins, Rental, \$10.00; High Plains Power, Service, \$248.20; HSC, Phone, \$104.19; HSC Fire District, Semi-annual Funding, \$15,000.00; HS Vet Clinic, Contract, \$955.00; HSCSD#1, Fuel, \$4,820.22; HSC Treasurer, Fees, \$267.73; HTO Chemical, Glycol, \$1,082.65; Insurance Trust, Premiums, \$22,599.00; Jadeco, Service, \$1,696.05; Ron Jurovich, Service, \$900.00; Keller Law \$4,400.00; Laird Sanitation, Service, \$100.00; Legion Golf Club, Contract, \$15,000.00; Micro-Com, Monitor, \$385.95; Murdoch, Diesel, \$3,032.96; Napa, Parts, \$274.67; National Band, Dog tags, \$84.16; NCPERS, Life Ins., \$208.00; One Call, Fees, \$9.75; O’Reilly, Parts, \$49.51; Postmaster, Postage, \$652.09; Range, Service, \$556.38; Riverton Tire & Oil, Tires, \$4,308.00; Rocky Mt. Power, Service, \$17,154.26; Severson Supply, Parts, \$2,484.67; South Plains Waste, 40 Dumpsters, \$32,300.00; SW Equip, Parts, \$241.13; Staples, Supplies, \$436.88; State of WY, Sales Tax Refund, \$143,463.50; State of WY, Lieap Refund, \$644.45; Tegerel, Insurance, \$51,917.00; TextMyGov, Software, \$3,750.00; TOT PD, Petty Cash, \$11.40; Tony’s TLC, Contract, \$9,000.00; TOT Office, Petty Cash, \$60.47; TOT, Depreciation & Utilities, \$71,372.95; Tracey Van Heule, ½ CPA License, \$95.00; Tractor & Equip, Parts, \$317.78; Traveling Computer, Computers and service, \$2,202.86; Tumbleweed Propane, propane, \$120.97; Unum, Life Ins., \$149.38; Verizon, Phone, \$469.91; Visa, Supplies, \$1,502.17; VSP, Insurance, \$321.81; WAM, Conference, \$230.00; Workforce Services, Workers Comp., \$2,813.91; WY First Aid, Supplies, \$104.35; WY Gas, Service, \$2,466.40; WY Retirement, Retirement, \$24,542.80; WY Com. Service, \$25.00; Payroll, \$108,553.68; Payroll Taxes, \$37,284.99.

ATTEST:	
Tracey Van Heule, Clerk/Treasurer	Adam R. Estenson, Mayor
Pub. Jan. 11, 2024	No. 1525

Public Notice

ORDINANCE NO. 2024-01

An Ordinance Amending Town Code, Article 1. Section 10-2. Minimum Service Connection Charge. WHEREAS, the Town of Thermopolis is increasing the fee paid by East Thermopolis for potable water. Now Therefore Be It Ordained By The Governing Body Of The Town Of East Thermopolis: Sec.10-2 Minimum Service Connection Charge Is hereby amended as follows: The Minimum Service Connection Charge increase will be determined at the next meeting.

/s/ Angela Chism, Town Clerk

Pub. Jan. 11, 2024 No. 1526