

STATE OF) IN THE
 WYOMING) DISTRICT COURT
) ss.
 COUNTY OF) FIFTH JUDICIAL
 HOT SPRINGS) DISTRICT

Probate No. CV 2024-9

IN THE MATTER OF)
 THE ESTATE OF)
 RICHARD NEAL WILLIAMS, JR.,)
)
 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 and Personal Property pursuant to W.S. §2-1-201 & 2-1-205, for the real property and personal property described below has been filed in the Fifth Judicial District Court in Thermopolis, Hot Springs County, Wyoming, where VALERIE LORRAINE WILLIAMS claims to be the sole heir under the Last Will and Testament of Richard Neal Williams, Jr., who died in Billings, Montana on September 7, 2023. In said application VALERIE LORRAINE WILLIAMS claims she is entitled to the real property and personal property further described as follows:

North 255 feet of Lot 10, in Block 3, Artois Subdivision, Hot Springs County, Wyoming, as shown on the Official Plat thereof on file at the Office of the Hot Springs County Clerk and Ex-Officio Register of Deeds in Plat Cabinet B at Page 16;

Block 3, Lot 3, Artois Subdivision, Hot Springs County, Wyoming; together with the remnant portion of a tract of land situate in the NE1/4SW1/4 of Section 24, Township 43 North, Range 95 West, 6th P.M., Hot Springs County, Wyoming, as last conveyed to Grantor by that certain Affidavit of Survivorship recorded in Book 54 of M.F. at pages 419-421 on the 9th day of February, 1993;

And a 1999 56' x 28' Skyline mobile home;

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. May 9 & 16, 2024 No. 1608

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 to fill an open seat due to resignation:

Land Use Planning Commission, (Term thru April 30, 2025)
 One Rural 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.

Becky Kersten
 Hot Springs County Clerk

Pub. May 16, 2024 No. 1615

Public Notice

The Thermopolis Town Council has scheduled a public hearing May 21, 2024 at 7pm at Town Hall to amend the FYE 2024 Budget for landfill closure permit costs and proposed transfer station changes.

Pub. May 16, 2024 No. 1614

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 11, 2019, executed and delivered by Amy Peden and Henry Peden ("Mortgagors") to Reliance First Capital, LLC, and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagors, to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Reliance First Capital, LLC, its successors and assigns, as Mortgagee, and which Mortgage was recorded on June 18, 2019, at Reception No. 0535462, in Book 186, at Page 8-23, modified pursuant to a Modification recorded on March 10, 2022, at

Reception No. 0548379, in Book 199, at Page 520-527 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: Lakeview Loan Servicing, LLC
 Assignment dated: March 6, 2024
 Assignment recorded: March 6, 2024
 Assignment recording information: at Reception No. 0556780, in Book 209, at Page 411
 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 May 3, 2024 being the total sum of \$139,957.73, 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 Lakeview Loan Servicing, LLC, 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 June 4, 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:

The land referred to herein below is situated in the County of Hot Springs, State of Wyoming, and is described as follows:

Lots 15 and 16, Block 69, Ryan's Second Addition to the Town of Thermopolis, Hot Springs County, Wyoming.

With an address of 834 Arapahoe 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: April 29, 2024
 Lakeview Loan Servicing, LLC

By: _____
 Katelyn Krabbenhoft
 Halliday, Watkins & Mann, P.C.
 376 East 400 South, Suite 300
 Salt Lake City, UT 84111
 801-355-2886
 HWM File # WY21551

Pub. May 9, 16, 23 & 30, 2024 No. 1611

NOTICE OF FINAL PAYMENT

Pursuant to Wyoming Statutes, notice is hereby given that the Kirby Ditch Irrigation District has accepted the materials delivered for the Kirby Ditch Pipeline Phase 1 Project as substantially completed according to the specifications and rules set forth in the Contract and that Wilson Bros. Construction is entitled to final settlement therefore.

Upon the 41st day (June 18, 2024) after the first publication of this notice, the Kirby Ditch Irrigation District, under whose direction or supervision the materials has been procured, will pay to Wilson Bros Construction, the full amount due under the Contract. This section does not relieve Wilson Bros Construction and the sureties on its bond from any claims of work or labor done or materials or supplies furnished in the execution of the Contract.

Dee Hillberry
 President

Pub. May 9 & 16, 2024 No. 1609

STATE OF) OFFICE OF THE
 WYOMING) BOARD OF
 OF) COUNTY
 COUNTY OF) COMMISSIONERS
 HOT SPRINGS) April 16, 2024

The Hot Springs Board of County Commissioners met in regular session on Tuesday, April 16, 2024, 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 approved the Agenda with the following changes:

ADD: Item 2
 Add Request for Rebate #2-24 Breitburn Operating L.P. in the Amount of \$262.33
 Other Business #10 Authorization to Release Request for Bids for Black Mountain Road Project
 Other Business #11 Request for Support Letter for Hot Springs State Park
 Item 5 Executive Session per W.S. 16-4-405

Approval of the Minutes – The Commissioners approved the minutes from April 2, 2024 meeting.

Approval of Revenue and Expenditures Report – The Commissioners approved the Revenue and Expenditure Report.

Discussion for Opioid Abatement Funds Reallocation – Karina Rice and Kelli Odell-Blodel from Crisis Prevention and Response Center, updated the Commissioners on services provided and explained the newly regionalized oversight of the program. The Crisis Prevention and Response program located in Worland, took over services Safe Haven of Thermopolis previously provided, including referrals to local community organizations, safety planning, crisis intervention, and advocacy. Services are provided to victims of domestic violence, sexual assault, stalking, elder and child abuse, and human trafficking. Services will continue to be provided in Thermopolis and Hot Springs County with an office open and located at 443 Big Horn Street in Thermopolis. Ms. Rice and Ms. Odell-Blodel came before the Commissioners requesting funding for the program and assured the Commissioners funds received will be utilized for Hot Springs County clients. They also requested information regarding the Opioid Abatement funds and if/how they could apply for the funds. Commissioner Scheel stated a request for county funding needs to be submitted immediately to the County Clerk in order to be considered for Fiscal Year 24-25 budget. Ms. Rice and Ms. Odell-Blodel were directed to work with Connie Guntly regarding the Opioid funding to see if they would be eligible.

Request for Rebates #1-24 and # 2-24 – Two Tax Rebates were presented for Commissioners review:

1. **Rebate #1-24** – Parcel #3379 for Tax Year 2021 (District 100) – Merit Energy Company – NOVC 2024-0137 submitted by Department of Revenue. This necessitates a rebate of taxes for 2021 on Parcel #3379 of \$38.80.

The Commissioners approved Chairman's signature on Tax Rebate #1-24 for a total amount of \$38.80 returned to Merit Energy Company.

County Assessor Webber clarified rebates like the Merit Energy Company request are not only from Hot Springs County and are not just \$38.80, the requested amount is just the calculations for Hot Springs County.

2. **Rebate #2-24** – Parcel #3067 for tax year 2021 (District 100) – Breitburn Operating L.P. – NOVC 2024-0123 submitted by Department of Revenue. This necessitates a rebate of taxes for 2021 on Parcel #3067 of \$262.33.

The Commissioners approved Chairman's signature on Tax Rebate #2-24 for Breitburn Operating L.P. to return funds in the amount of \$262.33.

Review of County Commissioners Scholarship – Commissioner Scheel wanted to clarify this program is called the Hot Springs County Commissioners Scholarship, however it is not funded by Hot Springs County. This program is governed and funded by legislation, and the University of Wyoming runs it through their scholarship program. The Commissioners received nine applications and awarded the annual scholarships to three graduating high school seniors and selected three alternates. The scholarship winners will be announced at the High School Awards night on May 14th at 6:30 pm.

Follow-Up for Common Ground Building Discussion – County Attorney Jill Logan updated the Commissioners on the progress of the Common Grounds building, stating the issues the County had concerning the title of the building had been addressed. The Board meeting for the current owner is at the end of the month and consideration of signing the deed is on the Agenda. The County should know by the first of May if it obtained ownership.

Other Business – 1) **Appointment of Land Use Planning Commission Board Member** – The Commissioners re-appointed J.R. Ramsey and Amanda Evans to the Land Use Planning Commission to fill the two advertised positions. Discussion: Administrative Assistant to the Commissioners Connie Guntly informed the Commissioners a member of the board resigned (letter is in Correspondence, item 7) since these

two openings, the County will re-advertise. Planner Les Culliton stated the new opening needs to be from the unincorporated part of the County per State Statute. 2) **Request for Approval of Auditor Engagement Letter with Carver, Florek & James, CPA's** – The Commissioners approved Chairman's signature on the Engagement Letter for Auditing services for the coming year. 3) **Review of Landfill Extension Agreement with Town of Thermopolis for One (1) Year** – The Commissioners approved Chairman's signature on the Landfill agreement extension for 2024, stating it is the same agreement the County entered into in 2019, and the County portion remains the same. Discussion: Commissioner Scheel stated the landfill is owned and operator by the Town and the County pays a portion of the fees in order to encourage County residents to use the landfill. 4) **Request for Approval of Facility Use Application for Annex Meeting Room, Hot Springs County Rural Water Joint Powers Board Monthly Meetings** – The Commissioners approved Chairman's signature on the Facility Use Agreement for Annex Meeting room, Hot Springs County Rural Water Joint Powers Board Monthly meetings, third Thursday of the month from 5:00 pm to 6:00 pm. 5) **Request for Approval of Facility use Application for Old Airport Property, Wedding Ceremony** – Commissioner Scheel moved Chairman's signature on the Facility Use Application, for the old airport property, wedding ceremony on May 25th from 12:00 pm to 9:00 pm. Commissioner Galovich seconded the motion. Discussion: Administrative Assistant to the Commissioners Connie Guntly stated the application requires insurance requirements of \$500,000 unless otherwise specified by the Commissioners. Commissioner Scheel moved to amend his original motion asking insurance be presented. Amendment died for a lack of second. Commissioner Galovich asked how much would that cost the person requesting the application. County Clerk Kersten stated in the past a \$500 refundable cleaning deposit was also required. Commissioner Scheel requested at the approval of the seconder to rescind his original motion. The seconder, Commissioner Galovich approved, motion was rescinded. Commissioner Scheel moved to approve the facility use application, for the old airport on May 25th from 12:00 pm to 9:00 pm for the Reed Wedding, requesting a \$500 refundable deposit for cleaning and waiving the insurance requirement as specified. Commissioner Galovich seconded the motion. Discussion: Sheriff Kraushaar stated the last wedding that took place at the Airport, had chairs set up the night before and a car went on the property and drove through a row. He suggested a limited liability insurance for that. County Attorney Logan stated the facility use application has an indemnification clause for the County. Chairman Ryan wondered if home owner's insurance would cover the event. Administrative Assistant to the Commissioners Connie Guntly stated the last wedding at the location, required the \$500 refundable deposit and proof of insurance, however no amount was listed. Commissioner Scheel moved to amend his main motion, by striking waiving the insurance requirement as specified and inserting to require proof of liability insurance be presented to the County Clerk before the event. Commissioner Galovich seconded the amendment. Amendment passed. The Commissioners approved the Facility Use Application, for the Old Airport on May 25th from 12:00 pm to 9:00 pm for the Reed Wedding, requiring a \$500 refundable deposit for cleaning and requiring proof of liability insurance be presented to the County Clerk before the event. 6) **Request for Approval of Cooperative Law Enforcement Agreement with the United States Department of Agriculture (USDA) Forest Service, Shoshone National Forest, for Patrol Services not to Exceed \$3,500 for 2024, Agreement Effective Upon Execution through December 31, 2028** – The Commissioners approved Chairman's signature on the Cooperative Law Enforcement Agreement between the County Sheriff Department and the USDA Forest Service, Shoshone National Forest, for patrol services not to exceed \$3,500. 7) **Request for Approval of Resolution No. 2024-06, Declaring The Hot Springs County Rural Fire District Not Be Dissolved, and Corrective Action Plan** – Chairman Ryan explained there was a dissolution directive from the State Department of Audit, however with a new bill brought forward during legislation by Senator Cooper, this issue was resolved without the dissolution. Chairman Ryan thanked Senator Cooper for the work done. The Commissioners approved all three signatures on **Resolution 2024-06, Declaring the Hot Springs County Rural Fire District NOT be Dissolved, with attached Corrective Action Plan**. 8) **Request for Approval of Federal Lands Access Program (FLAP) Grant Submission** – Chairman Ryan stated the grant documents are not ready at this time, but Ardurra is working on getting it finished. Chairman Ryan asked for a motion for him to sign the grant documents once received, grant documents must be submitted by the end of the month. The Commissioners approved Chairman's signature on the grant documents. 9) **Request for Approval of Revised Categorical Exclusion for Black Mountain Road Project** – Administrative Assistant to the Commissioners Connie Guntly explained this revised Categorical Exclusion is to incorporate the BLM Federal Land Policy and Management Act (FLMPA) Right of Ways that were pre-

