

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 SALE TO FORECLOSE LIEN

By virtue of W.S. § 29-7-301, et. seq., the undersigned has a lien upon the following described personal property of Lottie Hoyer:

1993 Sabre Mobile Home

122 Highway 20 South, Lot #59
Thermopolis, WY 82443
VIN # 42510668F

The said lien is to secure payment of \$4,200.00 for accrued rent 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 \$4,200.00 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 June 11, 2024, 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. All bidders need proof of funds to bid. 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
and Managing Member
GBM 55, LLC

Pub. May 23 & 30, 2024, No. 1620

NOTICE OF SALE TO FORECLOSE LIEN

By virtue of W.S. § 29-7-301, et. seq., the undersigned has a lien upon the following described personal property of Sue Drinsinger:

1968 Broadmore Mobile Home
122 Highway 20 South, Lot #14
Thermopolis, WY 82443
VIN # S1075

The said lien is to secure payment of \$4,200.00 for accrued rent 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 \$4,200.00 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 June 11, 2024, 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. All bidders need proof of funds to bid. 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
and Managing Member
GBM 55, LLC

Pub. May 23 & 30, 2024 No. 1618

Notice of application: Bar & Grill Liquor License

Notice is hereby given that on the 17th day of May 2024, Veterans of Foreign Wars Post #2281 filed an application for a new Bar & Grill Liquor License in the office of the Clerk of the Town of Thermopolis for the following building 302 Broadway Street and protests, if there be any, against the issuance of such license will be heard at the hour of 7:00pm on the 4th day of June 2024, in the Town Hall Council Chambers located at 420 Broadway, Thermopolis, WY.

Tracey Van Heule,
Clerk/Treasurer

Pub. May 23 & 30, 2024 No. 1623

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

COUNTY OF) FIFTH JUDICIAL
HOT SPRINGS) DISTRICT

No. 2024-13

IN THE MATTER OF)
THE ESTATE OF)
)
IRENE MARGARET ANDERSON,)
)
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 VIOLA EVELYN ANDERSON, SUSAN JEAN LITTLE, CHRISTINE ANN ANDERSON, TIMOTHY WAYNE ANDERSON, II, DAVID JOHN ANDERSON and JOHN JOSEPH ANDERSON claim to be the sole heirs under the laws of intestate succession of the State of Wyoming of IRENE MARGARET ANDERSON, who died in Thermopolis, Hot Springs County, Wyoming, on or about October 9, 2023. In said application VIOLA EVELYN ANDERSON,

SUSAN JEAN LITTLE, CHRISTINE ANN ANDERSON, TIMOTHY WAYNE ANDERSON, II, DAVID JOHN ANDERSON and JOHN JOSEPH ANDERSON claim they are entitled to the real property further described as follows:

Lots 1 and 2, in Block 1, of the Townsite to the Town of East 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. May 23 & May 30, 2024 No. 1621

PUBLIC NOTICE

The Bureau of Reclamation intends to execute a water service contract with Axtell Ranches, LLC in accordance with Sec. 9(e) of the Act of August 4, 1939 (53 Stat. 1187). This contract will furnish up to 100 acre-feet annually of supplemental irrigation water from Boysen Dam and Reservoir. To provide written comments, to request additional information, or to view a copy of the proposed contract, please contact Cecelia Stuckert at 307-261-5610, or write to: Cecelia Stuckert, Bureau of Reclamation, Wyoming Area Office, P.O. Box 1630, Mills, WY 82644. Written comments will be accepted for a period of 60 days from the initial date of this notice.

Pub. May 16 & 23, 2024 No. 1617

COUNCIL PROCEEDINGS

The Thermopolis Town Council met in regular session on May 7, 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 Administrative Assistant Jim Jeunehomme, Clerk/Treasurer Tracey Van Heule, Police Chief Pat Cornwell, Public Works Director Basil Sorensen, Town Engineer Anthony Barnett and Town Attorney Marshall Keller.

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

MINUTES: Malloy made a motion, seconded by Hughes and carried to approve the Council meeting minutes from April 2 and 16, 2024 and the executive session minutes from April 2, 2024.

BILLS: Lewis made a motion, seconded by Dorman and carried to approve the General, Enterprise and Special Fund bills for April 2024.

CITIZEN PARTICIPATION: JUDY CARSWELL: RUSTY TRUCK MARKET: Carswell provided information on the Rusty Truck Market on June 22, 2024, at 5th & Broadway, from 8am to 4pm.

CITIZEN PARTICIPATION: SHORTY'S: CATERING PERMIT: Dorman made a motion, seconded by Hughes and carried to approve a catering permit for Shorty's for the Figure 8 Race, at the Fairgrounds on May 11, 2024, from 10 am to 11 pm. Fair Board approval was received.

CITIZEN PARTICIPATION: CENTRAL BANK & TRUST: MALT BEVERAGE PERMIT: Lewis made a motion, seconded by Hughes and carried to approve a malt beverage permit for Beer & Brats at the State Park on May 23, 2024.

CITIZEN PARTICIPATION: TRAVEL & TOURISM BOARD APPOINTMENT: Jeunehomme noted only one application was received. Lewis made a motion, seconded by Malloy and carried to appoint Christopher Delay to the Travel & Tourism Board for a 3-year term.

CITIZEN PARTICIPATION: BROOKS JORDAN/CHRIS DELAY: STATE PARK UPDATES: Brooks Jordan, district state park manager, reviewed the 2016 master plan report, the recent construction of the Arch entrance (paid for by the State of Wyoming), concessionaire lease agreements and expiration dates (the lease for the Star Plunge expires on December 31, 2024 and the lease for the Hot Springs Hotel expires on October 31, 2026). Jordan also reviewed the request for proposal (RFP) process required by the State of Wyoming, and noted Wyoming Hot Springs LLC was awarded the lease on the Star Plunge and the Hot Springs Hotel. Jordan discussed potential updates, beginning with the Teepee Pool and clarified that there would still be free access to the mineral water at the bath house, that the state would keep admission prices affordable, and the state would work with the new operator to keep the facilities open during remodeling. The council asked about members of the scoring committee, the old operators, affordability, one concessionaire running 3 of the 4 concessions, and keeping the trees and grass areas. Several citizens spoke in favor of the current operators and questioned the proposed changes. Brooks noted there would be several public meet-

ings and opportunities for further comment.

PUBLIC HEARING: JULIE MATHEWS HOME OCCUPATION: TRANSFER/BUY/SELL FIREARMS: Discussion ensued. After the meeting it was noted the public hearing procedure was not entirely followed and will be re-scheduled for the May 21, 2024, meeting.

DEPARTMENT REPORTS: The Police report, the Streets and Alleys, Water, Wastewater, Sanitation and Landfill reports and Engineering reports were available for review.

CODES: RIGHT-OF-WAY FENCE PERMIT: 845 MONDELL STREET: Jeunehomme noted the lot does not have alley access, sits on a corner and the rule for a front yard only applies to the north exposure of the house. The permit will authorize a 6' privacy fence along the west side of the home. Malloy made a motion, seconded by Lewis and carried to approve the fence right-of-way permit.

ADMINISTRATION: SPRING CLEAN UP: Jeunehomme noted the annual spring clean up is scheduled for May 13 - May 18th, with free dump day on May 18th.

MAYOR & COUNCIL: MENTAL HEALTH MONTH PROCLAMATION: Estenson read the proclamation, which proclaims May 2024 as mental health awareness month.

MAYOR & COUNCIL: At 7:58 pm, Dorman made a motion, seconded by Malloy and carried to adjourn. The next Council meeting is May 21, 2024, at 7pm.

BILLS: AFLAC, Insurance, \$363.12; American Welding & Gas, Acetylene & Rentals, \$201.96; BCN, Phone, \$95.51; Big Horn Water, Rental, \$53.25; Brenntag, Lime, \$10,322.04; Carquest, Supplies \$1,652.13; Caselle, Support, Software \$773.00; CMI-TECO, Parts, \$212.65; D&S Express, Part, \$294.35; Dana Kepner, Equipment & Parts, \$7,705.79; Econo-Sign, Signs, \$2,086.91; Energy Labs, Service, \$571.00; Engineering Assoc., Service, \$20,308.01; Fastenal, Supplies, \$109.91; Great West Trust, Retirement, \$840.00; Hawkins, Rental, \$20.00; High Plains Power, Service, \$234.32; HSC Vet Clinic, Contract, \$955.00; HSCSD#1, Fuel, \$3,071.64; HSC Treasurer, Fees, \$9.39; IR, Legal Ads, \$920.00; Indoff, Supplies, \$28.86; Insurance Trust, Premiums, \$39,264.00; Invictus, Software, \$1,814.00; Jadeco, Service, \$5,041.16; JRA, Service, \$35.00; Thomas Judy, Compost, \$136.00; Ron Jurovich, Service, \$900.00; Keller Law, Service, \$4,400.00; Lacal Equip., Part, \$54.00; Laird Sanitation, Service, \$100.00; Michael Mascorro, Mileage, \$241.20; Murdoch Oil, Fuel, \$3,016.65; Napa, Supplies, \$677.76; Natrona County Sheriff's Office, Fee, \$55.00; NCPERS, Life Ins., \$192.00; One Call, Fees, \$22.50; O'Reilly, Supplies, \$34.46; Pitney Bowes, Lease, \$163.83; Postmaster, Postage, \$1,003.48; R & A Safety, Service, \$90.50; Range, Service, \$555.18; Riverton Tire, Tires, \$732.00; Rocky Mt. Power, Service, \$15,026.11; Sherwin Williams, Supplies, \$181.48; Staples, Supplies, \$51.86; The Office Shop, Contract, \$190.99; Thermopolis Hardware, Supplies, \$772.86; Thermopolis PD, Petty Cash, \$18.00; Tommerup, Service, \$5,766.92; TOT, Depreciation & Utilities, \$71,402.75; Tractor & Equip., Parts, \$204.98; Unum, Insurance, \$114.28; USA Bluebook, Supplies, \$34.35; Verizon, Phone, \$469.19; Visa, Supplies, \$1,083.77; VSP, Insurance, \$310.34; Workforce Services, Workers Comp, \$2,436.77; WY Gas, Service, \$2,538.01; WY Public Health Lab, Fees, \$72.00; WY Retirement, Retirement, \$23,397.81; WY.Com, Service, \$25.00; Zero 9 Solutions, Supplies, \$295.65; Payroll, \$95,099.98; Payroll Taxes, \$30,682.57.

ATTEST:

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

Pub. May 23, 2024 No. 1622

NOTICE OF SALE TO FORECLOSE LIEN

By virtue of W.S. § 29-7-301, et. seq., the undersigned has a lien upon the following described personal property of Lillie Owens:

1974 Roadrunner Mobile Home
122 Highway 20 South, Lot #27
Thermopolis, WY 82443
VIN # HD1470AKS256

The said lien is to secure payment of \$3,739.95 for accrued rent 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 \$3,739.95 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 June 11, 2024, 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. All bidders need proof of funds to bid. 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
and Managing Member
GBM 55, LLC

Pub. May 23 & 30, 2024 No. 1619