

NOTICE OF PUBLIC HEARING

Raymond and Cynthia DeVries has requested approval of a preliminary plat for a minor subdivision dividing a portion of an 8.5-acre parcel into five lots. The proposal also includes a Land Use Change from Agricultural to Residential for the 5 lots. The subject property is located in the Southwest Quarter(¼), Section 11, 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, September 18, 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 planner@hscounty.net.

Pub. Sept. 5 & 12, 2024 No. 1707

Public Notice

PLEASE TAKE NOTICE that the Lucerne Water and Sewer District shall hold its Biennial Election on Tuesday, November 5, 2024 at the Lucerne Water and Sewer District Office located at 584 Highway 20 North, Thermopolis, Wyoming. The Polls will be open between 2:00 p.m. and 7:00 p.m. Positions open for Election are three (3) Board members for a four (4) year term. Any Persons interested in running for either position now due for Election must submit written nominations with the Chairman of the Board of Directors, Kent Cordingly, 580 Highway 20 North, Thermopolis, Wyoming 82443, signed by not less than five tax-paying electors of the District. Those written nominations must be submitted on or before October 31, 2024 to Kent Cordingly. Forms for written nominations must be obtained from Chairman Kent Cordingly or Taylor Cordingly, (Secretary) for the Lucerne Water and Sewer District, 584 Highway 20 North, PO Box 611 Thermopolis, Wyoming.

Lucerne Water and Sewer District

Pub. Sept. 5, 2024 No. 1706

NOTICE SETTING PUBLIC HEARING

1. Pursuant to the Wyoming Administrative Procedure Act and the Wyoming Public Service Commission's (Commission) Rules, notice is hereby given that a public hearing is scheduled regarding Rocky Mountain Power's (RMP or the Company) request for authority to establish Final Low-Carbon Energy Portfolio Standards. The public hearing is set to commence on Thursday, September 19, 2024, at 9:00 a.m., in the Commission's hearing room located at 2515 Warren Avenue, Suite 300, in Cheyenne, Wyoming.

2. RMP is a division of PacifiCorp, an Oregon corporation, engaged in the business of supplying electric utility service to customers throughout its six-state service territory, including Wyoming. RMP is a public utility, subject to the Commission's jurisdiction. WYO. STAT. §§ 37-1-101(a)(vi) (C) and 37-2-112.

3. On March 29, 2024, RMP filed its Application requesting the Commission authorize the Company to establish its proposed Final Low-Carbon Energy Portfolio Standards.

4. Wyoming Industrial Energy Consumers (WIEC), Powder River Basin Resource Council (PRBRC), and Jupiter Oxygen Corporation (JOC) petitioned to intervene in this matter, which the Commission granted by Order issued on April 30, May 14, and June 6, 2024. Office of Consumer Advocate is also a party under the provisions of Wyoming Statute §37-2-402(a).

5. A complete description of RMP's Application and its supporting testimony and exhibits may be viewed at the Commission's office during business hours or online at: https://dms.wyo.gov/external/publicusers.aspx (enter Record No. 17536).

6. All interested persons are encouraged to attend the public hearing which will be conducted in accordance with the Wyoming Administrative Procedure Act, Wyoming Public Service Commission Rules. All interested persons may appear and be heard, in person, by video or telephone conference, or through counsel appearing in person or by video or telephone conference.

Attend Zoom Meeting and actively participate at: https://us02web.zoom.us/j/9933449233

Or by Dialing: 1-669-900-9128 or 1-253-215-8782 Meeting ID: 993 344 9233

7. If you wish to attend the hearing and you require reasonable accommodation for a disability, please contact the Commission at (307) 777-7427 (Voice or TTY) in Cheyenne during regular business hours or write them at 2515 Warren Avenue, Suite 300, Cheyenne, Wyoming 82002, to make arrangements. Communications impaired persons may also contact the Commission by accessing Wyoming Relay (TTY) by dialing 711. Please, mention Docket No. 20000-660-EA-24 in all correspondence with the Commission. Dated: August 20, 2024.

Pub. Aug. 29 & Sept. 5, 2024 No. 1698

NOTICE OF SALE

There is a 2008 GMC, blue, VIN# 1GCHK23K98F207579 that will be sold at Sheriff's public auction on the front steps of the Hot Springs County Courthouse on Sept. 17, 2024, at 11 a.m. This sale is to satisfy abandoned vehicle costs against Marty Dunning on the above listed vehicle by Smith Oil Filed Service in the amount of \$1,000.

Pub. Sept. 5 & 12, 2024 No. 1708

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that the certain Notice of Foreclosure Sale was mailed on August 13, 2024, and has been set for **September 24, 2024, at 11:00 am.**

The original notice has been published once a week for four consecutive weeks on August 29, 2024, September 5, 2024, September 12, 2024, and September 19, 2024.

This notice is given without prejudice to the parties' rights and is not to be construed as a waiver or modification of the parties' rights and duties under the obligation and Mortgage.

On April 21, 2021, The White Horse Country Store, Inc., a Wyoming for profit corporation, executed and delivered to Bank of Thermopolis, a Branch of Bank of Bridger, N.A. a real estate mortgage ("Mortgage") as security for a promissory note ("Note") of the same date. The Mortgage was recorded on April 21, 2021, as Document Number 0544261 in the records of the County Clerk of Hot Springs County, Wyoming.

The Mortgage covers the following real property located in Hot Springs County, Wyoming, attached as **EXHIBIT A.**

(commonly known as 180 US Hwy 20 S, Thermopolis, WY 82443)

(the undersigned disclaims all liability for the accuracy of the address)

TAKE NOTICE THAT, pursuant to the power of sale by advertisement contained in the Mortgage and the laws of the State of Wyoming, the Mortgagee shall, after publication of notice of sale for a period of four consecutive weeks, cause the above described real property, including all improvements, fixtures, and appurtenances, to be foreclosed and sold by the Sheriff or Deputy Sheriff of Hot Springs County, Wyoming, to the highest bidder for cash on the steps of the Hot Springs County Courthouse, located at 415 Arapahoe, Thermopolis, WY 82443, at **11:00 a.m. on September 24, 2024. BUYER MUST HAVE PROOF OF FUNDS AT THE TIME OF THE SALE.**

The amount due under the promissory notes secured the Mortgage as of August 29, 2024, is \$465,303.15, with interest accruing at \$66,220.4 per day, plus any accrued attorneys' fees and costs, estimated at approximately \$1,000.00, which will increase between now and the date of the foreclosure.

The property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale and any prospective purchaser should research the status of title before submitting a bid.

Dated this 23rd day of August, 2024.

PATTEN, PETERMAN, BEKKEDAHL & GREEN, PLLC

By: Molly S. Considine Patten, Peterman, Bekkedahl & Green, P.L.L.C. Billings, Montana 59101 Phone: (406) 252-8500

STATE OF MONTANA )

COUNTY OF YELLOWSTONE )

SUBSCRIBED AND SWORN TO before me on August 23, 2024, by Molly S. Considine.

Notary Public for the State of Montana

Exhibit A

Being the consolidation of three parcels of land previously conveyed to White Horse Feed and Seed, LLC, and situate in Lot 1 and the NW1/4NE1/4 of Section 11, Township 42 North, Range 95 West of the Sixth Principal Meridian, Hot Springs County, Wyoming; said parcels previously conveyed by those certain Warranty Deeds recorded at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds in Book 74 of Microfilm at page 21 on the 4th day of September 1997, reception no. 417254; in Book 101 of Microfilm, at pages 418 through 421 on the 13th day of June 2003, reception no. 450007; and in Book 101 at pages 540 through 544 on the 17th day of June, 2003, reception no. 450094; said consolidation being bounded as follows; to wit:

Bounded on the north by the southern right-of-way line of County Road No.32, also known as Lane 7, as shown on the official map thereof on file in Plat Cabinet A at page 69 at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; bounded on the east by the western right-of-way line of U.S. Highway 20

and Wyoming Highway 789, as constructed per Wyoming Highway Department Project No. F-034-3 and as granted by that certain Right-of-Way Easement recorded in Book 38 of Photo Records at page 154 on the 25th day of February, 1957, at aforementioned office; bounded on the southeast by the north line of those lands conveyed to John E. VanBuskirk and Violet M. VanBuskirk, vir et ux, by that certain Warranty Deed recorded in Book 62 of Microfilm, at page 199 on the 4th day of April, 1995, reception no. 401905, at aforementioned office; bounded on the south and southwest by those lands conveyed to Ted Novakovich and Stella Novakovich, vir et ux, by that certain Warranty Deed recorded in Book 75 of Photo Records at page 227 on the 29th day of June, 1965, reception no. 216647, at aforementioned office; and bounded on the west by a remnant parcel of land resulting from the aforementioned conveyance to said White Horse Feed and Seed, LLC, as evidenced by the Warranty Deed recorded in Book 101 of Microfilm at pages 540 and 544; the perimeter of said consolidation being more particularly described as follows to wit:

Beginning at the remonumented southwest corner of the parcel conveyed by the Warranty Deed recorded in Book 74 of Microfilm, at page 21, intended to lie on the line common to said Lot 1 and said NW¼NE¼, situate at Wyoming West Central Zone coordinates x = 640,332.42 US feet, y = 1,079,219.44 US feet, North American Datum of 1927; from which point the E 1/16 corner common to Section 2 and said Section 11 (the northwest cornr of said Lot 1) bears N 0°05'38" W, based on the geodetic meridian computed at the CNN 1/64 corner of said Section 11, 898.12 feet distant, and situate at said datum coordinate x = 640,325.27 feet, y = 1,080,117.31 feet; said point of beginning marked by a rebar with 2 in. dia. aluminum cap stamped "CORNER LS 488 REMON LS 519 2003":

Thence S 0°04'55" E, a distance of 238.79 feet to the southeast corner reestablished in 2003; thence N 89°19'06" W, a distance of 154.16 feet; thence N 0°41'54" E, a distance of 104.21 feet; thence continuing N 0°41'54" E, a distance of 151.84 feet (256.05 feet, total) to a rebar with aluminum cap stamped "CORNER LS 519 2003"; thence N 50°33' 23" W, a distance of 247.29 feet to a point on the south right-of-way line of aforementioned county road, marked by a rebar with aluminum cap stamped "CORNER LS 519 2003"; the true point of beginning of the parcel conveyed by the Warranty Deed recorded in Book 101 of Microfilm at pages 540 through 544; from which point aforementioned CNN 1/64 corner (the southwest corner of the N½NW1/4NE1/4 of said Section 11) bears N 85°53'22" W, 980.47 feet distant and situate at said datum coordinates x = 639,011.60 feet, y = 1,079,457.71 feet; from which 1/64 corner the quarter corner common to said Sections 2 and 11 (the northwest corner of said NW¼NE¼) bears N 0°03'39" W, 659.90 feet distant and situate at said datum coordinates x = 639,006.73 feet, y = 1,080,117.23 feet;

Thence along last said right-of-way line, easterly along a curve to the right having a radius of 426.30 feet and a subchord bearing S 86°18'46" E 109.72 feet, through a central angle of 14°47'17", an arc length of 110.03 feet to "P.C. 3 Sta. 4+89.13"; thence S 78°46'19" E, a distance of 47.97 feet to "P.T. 2 Sta. 4+41.01" the point of curvature of a curve to the left having a radius of 538.28 feet and a subchord bearing S 88°50'39" E 184.92 feet; thence easterly along last said curve, through a central angle of 19°46'53", an arc length of 185.84 feet to a point intended to lie on the line common to said NW¼NE¼ and Lot 1; from which point the northwest corner of the parcel conveyed by the Warranty Deed recorded in Book 74 of Microfilm at page 21 bears S 0°02'18" E, 7.72 feet distant thence (from last described point on curve) continuing along said curve to the left having a radius of 538.28 feet and a subchord bearing N 78°54'09" E 44.38 feet, through a central angle of 4°43'29", an arc length of 44.39 feet to "P.R.C. 1-2 Sta. 2+23.74"; thence continuing easterly, now along a curve to the right having a radius of 319.36 feet and a long chord bearing N 88°18'46" E 130.32 feet through a central angle of 23°32'48"; an arc length of 131.25 feet to unmonumented "P.C. 1 Sta. 0+80.14"; thence S 79°50'10" E, a distance of 80.90 feet to the point of intersection of said southern right-of-way line with aforementioned western right-of-way line of U.S. Highway 20 and Wyoming Highway 789, marked by a rebar with aluminum cap stamped "CORNER CR 32 POC LS 519 2003";

Thence southerly, along said highway right-of-way line and 2°02'08" curve to the right having a radius of 2,814.79 feet and a subchord bearing S 10°34'02" W 156.44 feet, through a central angle of 3°11'05", an arc length of 156.46 feet to the southeast corner of the parcel conveyed by the Warranty Deed recorded in Book 74 of Microfilm at page 21; thence S 89°54'13" W, a distance of 224.53 feet to the point of beginning.

Pub. Aug. 29, Sept. 5, 12 & 19, 2024 No. 1703

WYOMING DEPARTMENT OF TRANSPORTATION CHEYENNE, WYOMING NOTICE OF ACCEPTANCE OF AND FINAL SETTLEMENT FOR HIGHWAY WORK

Notice is hereby given that the Wyoming

Department of Transportation has accepted as completed according to plans, specifications and rules governing the same work performed under that certain contract between the State of Wyoming and **Eaton Sales & SVC, LLC**, The Contractor, on Highway Project Number **STE6685 in Hot Springs County**, consisting of **pumps and pedestrian replacement**, and the Contractor is entitled to final settlement therefore; that the Director of the Department of Transportation will cause said Contractor to be paid the full amount due him under said contract on **October 1, 2024.**

The date of the first publication of this Notice is September 5, 2024.

Pam Fredrick Senior Budget Analyst Budget Program Wyoming Department of Transportation

Pub. Sept. 5, 12 & 19, 2024 No. 1705

PUBLIC NOTICE

Notice is hereby given that a Public Hearing regarding the Community Development Block Grant Application(s) will be held on September 17, 2024, at 3:05 p.m. in the Annex Meeting Room 117 N. 4th Street, Thermopolis, Wyoming. Any questions regarding this meeting should be directed to Connie Guntly, County Commissioners Administrative Assistant, 307-864-8040.

Notice posted September 5, 2024: Hot Springs County Website Hot Springs County Meeting Room Doors Hot Springs County Clerk's Office Hot Springs County Clerk's Office Facebook

Pub. Sept. 5, 2024 No. 1710

HOT SPRINGS COUNTY, WYOMING AMENDED GENERAL ELECTION PROCLAMATION

CHANGES TO MAY 10, 2024 GENERAL PROCLAMATION

The following is in addition to the General Proclamation published May 16, 2024: **GENERAL ELECTION CANDIDATE FILING**

**See Filing Dates below**  
**Special District** - File with the County Clerk August 21 - August 30, 2024 - No filing fees -

**SENIOR CITIZENS SERVICE DISTRICT** - (5) Trustees (2-Year and 4-Year Terms - to be determined by new Service District Board of Trustees)

PROPOSED CONSTITUTIONAL AMENDMENTS TO APPEAR ON THE GENERAL ELECTION BALLOT

**Constitutional Amendment A**  
The adoption of this amendment would separate residential real property into its own class of property for purposes of property tax assessments. The amendment would authorize the legislature to create a subclass of owner occupied primary residences.

TAX QUESTIONS

**Lodging Tax Renewal**  
"Shall Hot Springs County, Wyoming renew for an additional four years a lodging tax of two percent (2%) upon accommodations or space for transient visitors or tourists?"  
FOR the County Lodging Tax AGAINST the County Lodging Tax

Proclaimed this 28th day of August, 2024 in accordance with Wyoming State Statute §22-2-109 by:

/s/ Becky Kersten, Hot Springs County Clerk

Pub. Sept. 5, 2024 No. 1709

TOWN OF THERMOPOLIS –

June 30, 2024 Year End  
The first number is budget, the second is actual. General Fund Revenues: Taxes 840,000/936,897; Licenses & Permits 192,100/220,444; Intergov. Revenues 1,930,637/1,579,673; Charges for Services 32,000/51,779; Fines & Forfeitures 90,000/102,479; Misc. Rev. & Transfer. 281,150/170,505; Total Revenues 3,365,887/3,061,777. General Fund Expenditures: General Government 602,250/466,990; Public Safety 1,335,637/1,075,089; One Cent Sales Tax 1,040,000/226,929; Streets & Alleys 687,760/537,447; Parks & Recreation 55,200/45,779; Other Gen. Accts. 762,950/126,405; Transfer to other Funds 336,000/336,000; Total Expenditures 4,819,797/2,814,639. Enterprise Fund Revenues: Water 1,352,500/1,288,781; Sewer 735,500/744,317; SN/LF 815,500/788,264; Non-Op. Rev. 287,900/269,534; Transfers In 336,000/336,000; Total 3,527,400/3,426,896. Enterprise Fund Expenditures: Water 1,640,680/1,322,526; Sewer 698,790/592,178; SN/LF 1,369,350/1,172,930; Capital Outlay 688,400/322,682; Debt Expense 59,000/51,247; Transfers Out 45,000/45,000; Total Expenditures 4,501,220/3,506,563. Insurance Trust Fund Revenues 551,300/487,570; Expenditures 551,300/492,826. Revolving Loan Fund Revenues, 500/3,376; Expenditures 500/0. Special Trust Fund Revenues 1,250/13,252; Expenditures 6,000/450. This year end budget report is published for your information. If you have questions, call Tracey Van Heule or Jim Jeunehomme 864-3838.

Pub. Sept. 5, 2024 No. 1711